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CITY OF IONE

HOUSING ELEMENT UPDATE

FINAL

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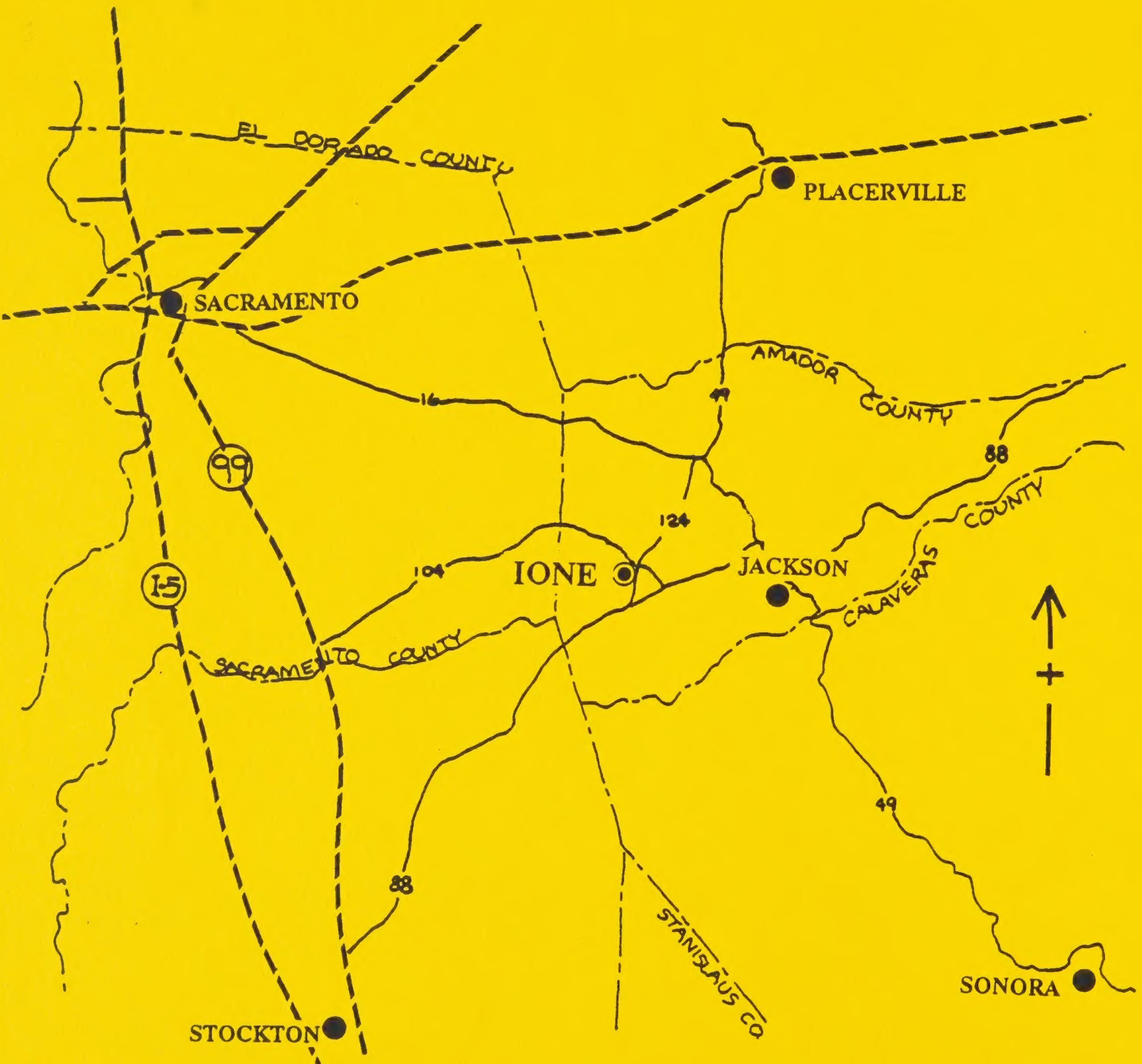
SEPTEMBER 1994

Prepared by
TSCHUDIN CONSULTING GROUP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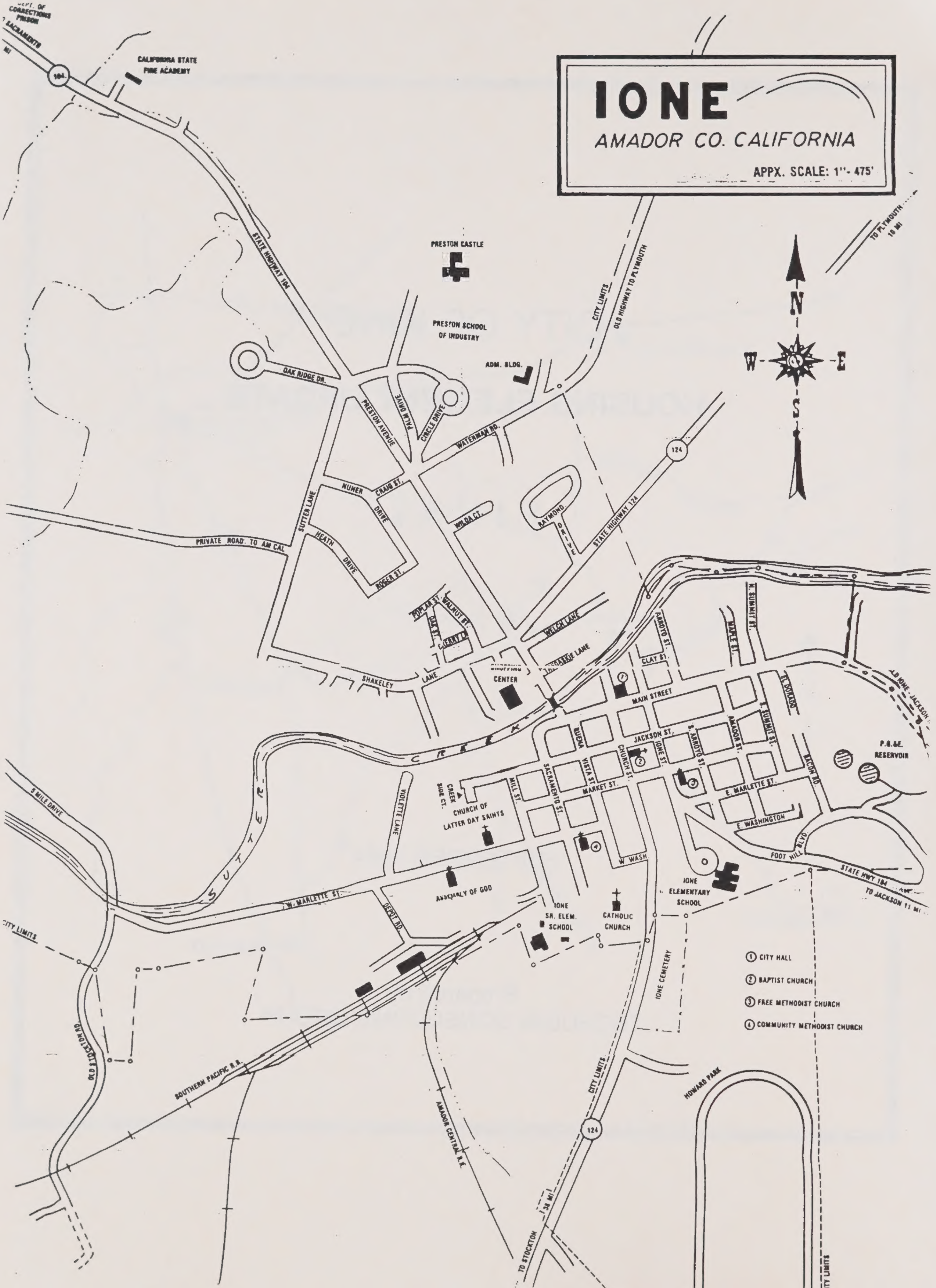IONE
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VIOLETTE LANE
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W. WASH.
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ASSEMBLY OF GOD
DEPOT RD.
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IONE ELEMENTARY SCHOOL
CITY LIMITS
OLD STOCKTON RD.
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IONE CEMETERY
① CITY HALL
② BAPTIST CHURCH
③ FREE METHODIST CHURCH
④ COMMUNITY METHODIST CHURCH
HOWARD PARK
CITY LIMITS
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AMADOR CENTRAL R.R.
38 MI
TO STOCKTON
CITY LIMITS

RESOLUTION NO. 918

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IONE TO AMEND THE CITY GENERAL PLAN TO ADOPT THE REVISED HOUSING ELEMENT

WHEREAS, state law requires the Housing Element to be revised and updated as needed every five years, pursuant to the requirements of the Government Code; and

WHEREAS, the Ione Planning Commission held three duly noticed public workshops/meetings at City Hall to receive comments and consider amending the City General Plan to adopt the Revised Housing Element; and

WHEREAS, on July 25, 1994 a Negative Declaration (SCH #94072072) was issued for the revised Housing Element; and

WHEREAS, no comments were received on the Negative Declaration during the 30-day review period, from the public or any agency; and

WHEREAS, on August 11, 1994 the Revised Housing Element was found by the State Department of Housing and Community Development to be in full compliance with State Housing Element law; and

WHEREAS, the City Council held a duly noticed public hearing on September 6, 1994 to receive public comments and considered the Planning Commission's recommendations; and

WHEREAS, the City Council based on oral testimony and documentary evidence submitted during the public hearings determined that the Negative Declaration prepared for the Revised Housing Element adequately addresses potential environmental effects and the project will result in no significant adverse impacts to the environment; and

WHEREAS, the City Council finds that the Negative Declaration has been completed in full compliance with CEQA and the State CEQA guidelines for the preparation and processing of environmental documents; and

WHEREAS, the City Council on September 6, 1994 indicated by unanimous vote their intent to certify the Negative Declaration as final, and adopt the subject amendment of the General Plan;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, the State CEQA Guidelines, and local procedures for implementing environmental review;

2. The City Council has independently reviewed and analyzed the Negative Declaration and found that reflects the independent judgement of the City Council of the Ione;

3. On the basis of the Initial Study, there is no substantial evidence that the project as recommended for approval would have a significant effect on the environment.

4. The Revised Housing Element is consistent with the other sections, goals, and policies of the City General Plan;

5. The Revised Housing Element of the City General Plan is in the public interest and is necessary for the public health, safety, and welfare;

6. The City Council does certify the Negative Declaration as final and approve the 1994 Revised Housing Element of the City General Plan.

The foregoing resolution was duly introduced at an adjourned regular meeting of the City Council and passed by the City Council on the 19th day of September, 1994 by the following vote:

AYES: Brazil, Tillery, Potts
NOES:
ABSENT: Beck, Bohl
ABSTAIN:

Bobbie Potts
Bobbie Potts, Mayor

ATTEST:

Janice Traverso
Janice Traverso, City Clerk

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1.0 INTRODUCTION

The purpose of the City of Ione housing element is to identify and analyze existing and projected housing needs in an effort to preserve, improve and develop housing for all economic segments of the community. The housing element serves two purposes. First, it contains information describing population, employment and housing characteristics of the City of Ione and its residents in sufficient detail to evaluate current and future housing needs. Second, the element contains recommended policies and programs to meet identified housing needs.

The overall focus of the Ione Housing Element is threefold:

- To meet a percentage of the City's regional share for housing;
- To maintain appropriate balance between housing development, employment development, and environmental protection;
- To increase private market response to the needs of low- and moderate- income households through regulatory and financial devices.

1.1 Requirements of State Law

In 1980, the California Legislature adopted requirements for housing elements (Section 65580 et. seq. of the Government Code) that require cities and counties to undertake specific analyses of need and to develop programs to meet those needs with numerical objectives. In sum, the housing element law, as these sections of the Government Code are known, require that local governments identify their housing needs, identify potential governmental and non-governmental constraints to meeting those needs, develop policies and quantified objectives to address the identified needs, and propose a five-year schedule of programs to meet those quantified objectives. A summary of the housing element requirements is provided below.

A housing element shall contain an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.

Specifically, the element must contain:

1. An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, including:

a. Analysis of population and employment trends (see Section 2.0);
b. Analysis and documentation of household/housing characteristics (see Section 2.0);
c. Inventory of land suitable for residential development (see Section 3.0);
d. Analysis of potential and actual governmental constraints (see Section 5.0);
e. Analysis of potential and actual non-governmental constraints (see Section 5.0);
f. Analysis of special housing needs (including homeless needs)(see Section 2.0);
g. Analysis of opportunities for energy conservation (see Section 7.0);

2. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing. The total housing needs identified may exceed the available resources and the community's ability to satisfy those needs (see Section 9.0).

3. A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element (see Section 9.0), including:

a. Identification of adequate sites that will be made available;
b. Assisting in the development of housing affordable to low-income (80% or less, of median) and moderate-income (80-120% of median) households;
c. Addressing and, where possible, removing governmental constraints;
d. Conservation of and improvement in the condition of existing affordable housing stock;
e. Promotion of housing opportunities for all persons (fair housing program).

1.2 Housing Element Content and Organization

The City of Ione Housing Element examines residential development within the City and sets forth local policies and programs to facilitate the conservation, improvement and development of housing for all economic segments of the community.

In accordance with Government Code Section 65583, the City of Ione's Housing Element includes updated technical data (e.g., population, housing, growth rates and income levels) an evaluation of existing policies and implementation measures, and descriptions of new programs which were designed to effectively implement the element.

Information used throughout this document is from many sources, although base year data is from the 1990 Census.

Please refer to the Table of Contents for more information regarding the organization of the Ione Housing Element.

1.3 Time Period Covered by the Housing Element

The Housing Element's technical information was previously updated in 1989 in compliance with terms set forth in the State's Government Code. The time frame of this revised element is also limited by Government Code Section 65588 to a five-year period. Based on Section 65588 of the Government Code, Ione's second revision to the Housing Element was due July 1, 1992. Later legislation (Section 65588.1) extended that date by one year to June 30, 1993. Ione has been in the process of updating the Element during that time, and was unable to meet the 1993 deadline. The subject Update, is intended to satisfy the state requirements through June 30, 1999 at which time the third revision must be adopted.

1.4 General Plan Consistency

State law requires that a city's housing element be consistent with the remainder of its general plan. The goals and policies of the Ione Housing Element have been compared against the other elements of the Ione General Plan and were found to be generally consistent. Policy 1.1 has been added to ensure consistency between this document, other elements of the General Plan, and the Zoning Ordinance over time.

1.5 Public Participation

This section describes how low-income households or organizations representing low-income households have been encouraged to participate in the housing element update process.

During the preparation of the Update, which started in 1991, three public workshops and meetings were held at City Hall to encourage public participation in the development of the document. The meetings were noticed in the local Ledger Dispatch newspaper, and posted at the City Library, Post Office, and City Hall. Additionally, the City Administrator provided the City Council during regular public meetings, with written and oral updates on the progress of the Update.

Copies of the in-progress Draft Update have been made available at City Hall over the two and one half-year period of preparation and interested citizens and groups have been enthusiastically encouraged to participate.

This latest draft of the Update was sent to the State Department of Housing and Community Development (HCD) for mandatory review. On August 11, 1994 HCD notified the City that the draft is in full compliance with State housing element law (see Appendix 11.7). On July 25, 1994 a Negative Declaration was issued for the Draft Update. The review period for that document will conclude on August 25, 1994. A public hearing on the Element and the environmental review is scheduled to take place before the City Council in early September.

Public involvement with the City's housing program is encouraged. Citizens may submit comments to the Ione City Council. This housing element was made available for a 45-day public review from June 27, 1994 to August 12, 1994. Future public hearings for public comment and discussion are anticipated to occur in September of 1994.

1.6 City Profile

The Ione area was reported to contain a large population of Northern Sierra Miwok, one of five subdivisions of the Eastern Miwok. It has been estimated that 5,000 Native Americans lived within ten miles of the Ione Valley in the 1840's. The Miwok were migrant hunters and gatherers. In the spring, villages would disperse into smaller family units and move to higher elevations where food sources were abundant. In the fall, villages would reunite at lower elevations at the time of the acorn festival.

Like most other Mother Lode towns, the recorded history of the City of Ione dates back to the Gold Rush era. In 1848, soon after the discovery of gold at Coloma, two miners named William Hicks and Moses Childers became the first recorded white men to enter the Ione Valley.

The gulches around Ione, then called "Bedbug" and "Freezeout", were mined extensively for gold in the next few years. Clay deposits were also found in this process. These were first mined commercially by a Mr. Dosch, near the Indian Hill plant now owned by North American Refractories, Inc.

In the 1850's, as the profitability of gold mining began to wane, agricultural production in the Ione Valley was rapidly increasing. The high fertility of the area reportedly produced oats nine feet tall, 50 pound melons, and 250 pound squash.

The beauty of the Valley prompted Thomas Brown to name it "Ione" after the young heroine in Edward Bulwer Lytton's historic romance novel, *Herculaneum, or The Last Days of Pompeii.* Later the name was adopted for the City as well.

Ione grew rapidly. A methodist Church (State Registered Landmark [SRL] #506) commenced construction in 1853 and was completed in 1862. It was originally dedicated as the Ione City Centenary Church and later became known as the "Cathedral of the Mother Lode". The first flour mill in the City was built by Reed Wooster in 1855. The flour mill building had the distinction of being one of the longest buildings constructed entirely without windows. A steam mill was introduced the next year by Thomas Rickey, who also owned the Irene Hotel and store. Daniel Stewart built the first brick store in 1855 (SRL #788). In 1858, both a school house and town were constructed.

One of the first major ranches in the Ione Valley was known as the Q Ranch. In 1850, this ranch was begun by Henry Gibbons from the Company Q of the Ohio Volunteers. This ranch was purchased by Charles Green, who, with John Vogan as his partner, established a stage line between Sacramento and Sonora, through the Q Ranch, Jackson, and Mokelumne Hill. The Ranch eventually had its own post office, blacksmith shop, and race track.

The 1850's were also a period of controversy for Ione. In 1853, two Ione residents, on a trip to the Capitol, accidentally discovered that there was a previous claim to the title of all the lands around Ione. The claim was contested in court and found to be valid. Federal troops were called in to remove existing settlers. Only those who could afford to buy back their land could return. Many had spent all their reserves on the lengthy court battle. During the litigation, settlers were given the choice between abandoning the neighboring town of Quincy and abandoning Ione. As the result of their choice, Ione was saved and Quincy was leveled.

Copper mining was common during this period. There were over 50 copper mines operating around Ione in 1863.

On October 8, 1865 a large fire broke out in the block of Main, Buena Vista, Jackson, and Church Streets. Much of the downtown burned including the Ione Valley Hotel, one of the first buildings in Ione.

In 1876, the Central Pacific Railroad lines were completed to Ione. Later in 1908, the Amador Central Railroad was created to replace the Ione and Eastern Railroad. "Iron Ivan" was the engine that pulled freight between Ione and Martell. The engine is now preserved in a park next to City Hall. This railroad line, which may be the shortest standard gage line in the United States, is still operated by Amador Central.

In 1889 another Ione landmark was begun. In that year the Preston School of Industry was authorized by the State Legislature, and through the work of Senator Anthony Camenette, was located at its present site. This correctional facility was designed to rehabilitate boys, rather than to imprison them. Construction of the Castle began in 1890 and was completed in 1894.

By 1960, both the wards and the administrative offices had moved to other facilities. The Castle was almost demolished, but the action was stopped because of citizen opposition. In 1974, the building was designated as a State Historical landmark (#876), and the next year it was added to the U.S. National Register of Historic Places. The Castle is considered the best example of Romanesque revival architecture in the region. In July of this year the 100-year anniversary of the opening of the Castle was celebrated throughout the community.

Another local landmark of historical significance is the racetrack located at Howard Park. It is estimated to be over 100 years old and was probably constructed during the Mexican period. It is believed to be one of the earliest built in Northern California.

2.0 POPULATION AND EMPLOYMENT CHARACTERISTICS

2.1 Demographic Summary (1990)

Population	6,516 residents
Number of Households	856 households
Persons Per Household	2.65 persons per household
Median Household Income	$32,454
Residential Units	910 units
Owner-Occupied Units	490 units (58% of total units)
Renter-Occupied Units	366 units (42% of total units)
Vacancy Rate	5.0 percent overall
Single Family Detached Housing Stock	638 single family detached (75% of total units)
Single Family Attached Housing Stock	41 single-family attached (4.5% of total units)
Multi-family Housing Stock	125 multi-family units (13.7% of total units)
Mobile Homes	61 mobile homes (6.8% of total units)

Additional 1990 Census data and DOF population and housing data can be found in Appendices 11.1 and 11.2 respectively.

2.2 1990 Population and Household Characteristics

The population reported by the 1990 Census for the City of Ione was 6,516 persons. This compared with 2,207 in 1980 and 4,558 in 1988. The 1990 population is nearly triple the 1980 City of Ione population. Of that population, however, 4,171 or 64 percent are incarcerated. The population of Ione living outside of "group quarters" is 2,345. This is the population for which the City must provide direct services.

Age Characteristics

The largest portion of Ione's population (84.6 percent) is in the 18-64 year old age group. The age distribution of the population of the City of Ione generally reflects state-wide trends. Table 1 (Age Characteristics) indicates that populations within the 0-17 year old and 65 and over age groups have decreased as a percentage of the total population since 1970.

TABLE 1
AGE CHARACTERISTICS
Absolute Number (Percent of Total)

CATEGORY	1970	1980	1990
Age 0 - 17	801 (33.8%)	553 (25.1%)	719 (11.2%)
Age 18 - 64	1,390 (58.7%)	1,398 (63.3%)	5,515 (84.6%)
Age 65 and over	178 (7.5%)	256 (11.6%)	282 (4.2%)

NOTE: In order to arrive at a reasonable comparison for the age distribution especially in the 18-64 bracket, the large number of persons in group quarters must be acknowledged. Although no specific breakdown is available at this time, it is reasonable to assume that the vast majority of the 4,228 persons in group quarters in 1990 fall into the 18-64 age bracket. Deducting that number from the 5,515 shown in the chart above, the 1990 column would read as follows:

Age 0 - 17	719 (31.4%)
Age 18 - 64	1,287 (56.3%)
Age 65 and over	282 (12.3%)

That distribution appears to be more realistic in that it reflects an increase on both ends of the spectrum, and allows reasonable comparison to trends in other parts of the state.

SOURCE: 1990 U.S. Census; Monasch, 1993.

Ethnicity

Approximately 65 percent of Ione's population is caucasian and 24 percent is black. Small populations of American Indians and Asian/Pacific Islanders are represented in Ione. Approximately 22 percent of the Ione population is Hispanic. Table 2 (Population By Race) summarizes the ethnicity of Ione from 1980 to 1990.

TABLE 2
POPULATION BY RACE

CATEGORY	1980[1]	1988[2]	1990[3]	% OF TOTAL POPULATION 1990
Caucasian	1,849	3,819	4,243	65.0
African American	121	250	1,567	24.0
American Indian	74	153	98	1.5
Asian/Pacific Islander	8	16	51	1.0
Other	155	320	557	8.5
Total	2,207	4,558	6,516	100.0

1 Ione General Plan
2 Central Sierra Planning Council
3 1990 Census
SOURCE: Monasch, 1993; TSCHUDIN CONSULTING GROUP, 1994

Households

In 1990 there were 856 households in Ione. This represents a 25 percent increase in the number of households since 1985 and a 35 percent increase in the number of households since 1980. The 1990 household size was 2.65 persons per household. Household size has steadily decreased since 1970 when it was 3.04 persons per household.

The 1990 Census shows that there are 608 family households in the City of Ione and 246 that are defined as non-family households.

Table 3 (Household Characteristics) summarizes household characteristics for the City of Ione households including household size, elderly households, ethnic minority households, and female headed households.

TABLE 3
HOUSEHOLD CHARACTERISTICS

CATEGORY	1970[1]	1980[1]	1985[1]	1990[2]
Total Households	546	632	682	856
Persons/Household	3.04	2.73	2.76	2.65
Elderly Households (Householder 65+)	N/A	161	----	271
Ethnic Minority Household	28	54	----	80
Persons in Group Quarters	N/A	480	----	4,245
Female Headed Household (No Spouse w/Children)	N/A	27	----	67
Female Headed Household (No Spouse, no Children)	N/A	22	----	19

1 City of Ione General Plan
2 1990 Census
SOURCE: Monasch, 1993

2.25 Population and Housing Update

This report is based primarily on 1990 Census data because it provides the most complete source of control data for all demographic categories of the analysis. There is more up-to-date population and housing estimates, however, prepared annually by DOF. Table 3.2 below (Population and Housing Estimates) provides available estimates for the period since the 1990 Census.

TABLE 3.2
POPULATION AND HOUSING ESTIMATES

ITEM	1991	1992	1993	1994
Population	7,117	7,055	7,157	7,128
Households[1]	888	962	989	1,005
Group Quarters	4,743	4,511	4,522	4,442
Housing Units	954	1.033	1,059	1,075
Detached Single Family Units	701	728	753	769
Attached Single Family Units	39	39	39	39
Multiple Units (2-4)	74	74	74	74
Multiple Units (5+)	82	102	102	102
Mobile Homes	58	90	91	91
Occupied Housing Units	888	962	989	1,005
Vacant Housing Units	6.92%	6.87%	6.61%	6.51%
Persons Per Household	2.673	2.644	2.664	2.673

SOURCE: Department of Finance, Demographic Research Unit, Report E-5, various years. TSCHUDIN CONSULTING GROUP, 1994.

[1] Calculated by subtracting the group quarters estimate from the population estimate and dividing the remainder by the persons-per-household size.

2.3 Projected Population and Household Characteristics

DOF prepares population and household projections for the state, through 2005. These are prepared for all counties, and for all cities over 4,000 in population. Because Ione's non-incarcerated population is under this cap, the relevant projections are for Amador

County only. Table 3.4 (County Population Projections) provides annual population projections for the County, through 2010. The average annual projected County growth rate over the 16 year period between 1994 and 2010 is 3.1 percent. Table 3.6 (County Household Projections) provides household projection for the County, in five-year increments through 2005.

2.4 1990 Employment Characteristics

The economy of the Ione area is composed of surface mining, manufacturing, services, and public service institutions. Major employers are listed on Table 4 (Major Ione Employers).

TABLE 3.4
AMADOR COUNTY POPULATION PROJECTIONS

YEAR	POPULATION	% INCREASE
1994	34,277	N/A
1995	35,183	2.6
1996	36,653	4.2
1997	38,112	4.0
1998	39,573	3.8
1999	41,016	3.6
2000	42,455	3.5
2001	43,461	2.4
2002	44,468	2.3
2003	45,931	3.3
2004	47,373	3.1
2005	48,838	3.1
2006	50,298	3.0
2007	51,731	2.8
2008	53,182	2.8
2009	54,642	2.7
2010	56,089	2.6

SOURCE: Department of Finance, 1994; TSCHUDIN CONSULTING GROUP, 1994.

TABLE 3.6
AMADOR COUNTY HOUSEHOLD PROJECTIONS

ITEM	1995	2000	2005
Household Population	29,600	33,300	37,100
Households	12,300	13,700	15,300
Persons per Household	2.42	2.42	2.41

SOURCE: Department of Finance, Interim Household Projections for California State and Counties 1990-2005, Report 91 P-2, May 1991.

TABLE 4
MAJOR IONE EMPLOYERS

EMPLOYER	COMMODITY/SERVICE	NUMBER OF EMPLOYEES
Mule Creek State Prison	Maximum Security Facility	869
Preston School of Industry	CYA Installation	380
Owens-Illinois	Sand and Limestone	75
North American Refractories	Clay, Refractory Products	70
State Department of Forestry	Fire Protection	40
H.C. Muddox	Bricks and Clay	25
Ione Energy Company	Co-generation	25
American Lignite Products Company	Montana Wax, Lignite	22
City of Ione	Municipal Services	11
Acme Resin	Casting Materials	9

SOURCE: EIP Associates, Ione Country Club Estates EIR, 1989; TSCHUDIN CONSULTING GROUP, 1994.

2.5 Projected Employment Characteristics

Employment data and/or projections for the City of Ione are not prepared by any government agency, and therefore not generally available. The State Employment Development Department (EDD), however, produces annual planning information and projections of employment by County. The following information is provided by that agency for Amador County.

Employment growth in Amador County is expected to continue during the 1992 through 1998 EDD projection period. Most of the increased are projected to appear in the government, services, and wholesale and retail trade divisions. Government, the employer with the highest number of workers in the County, is expected to increase by 450 jobs during the forecast period. This expansion can be attributed to state, local, and educational services needed for the growing population.

Services in Amador are anticipated to experience rapid employment growth with the addition of 400 jobs by 1998. This increase is a reflection of the national trend towards a service-oriented economy. Health services are expected to supply a majority of the projected jobs, in response to the aforementioned population increase.

Wholesale and retail trade combined is expected to increase by 375 jobs countywide. This sector will benefit from the thriving need for goods and services from increased tourism and population growth in the county. Manufacturing is expected to decrease by 75 jobs, reflecting the slowdown in Northern California's lumber and wood industry.

Employment in transportation and public utilities is anticipated to increase slightly by 25 jobs. Finance, insurance, and real estate should rise by 75 positions. Both industry increases are related to the population growth and economic expansion that Amador County is experiencing. Agriculture and the mining and construction sectors are both expected to maintain fairly stable employment levels during the 1992 through 1998 projections period.

Figure 1 (County Jobs by Industry Division, 1992) provides a March 1992 benchmark for employment in the County.

2.6 1990 Income Characteristics

The Census reflects that per capita income in Ione in 1989 was $9,949. For households it was $12,854. The median household income (1990) was $32,454. Table 5 (Household Income) below provides household income data.

Table 6 (Households By Income Group) provides a grouping of households by Federal Department of Housing and Urban Development (HUD) income category. Total number of households differs between the two tables due to the Census file source of data.

Amador County

Jobs by Industry Division
Annual Average
1992

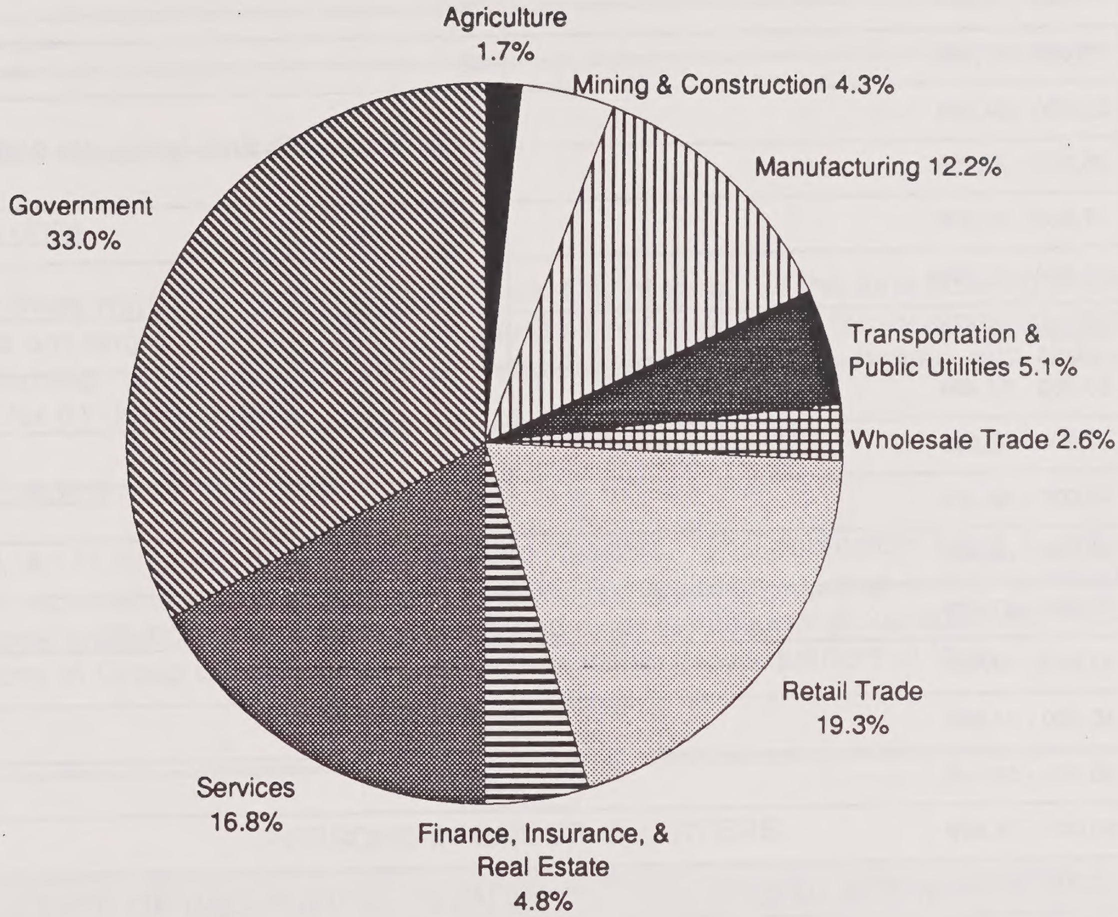

Figure 1
County Jobs By Industry Division, 1992

March 1992 Benchmark
Source: EDD, Annual Planning Information
Amador County, 1993

TABLE 5
HOUSEHOLD INCOME

INCOME RANGE ($)	NUMBER OF HOUSEHOLDS
0 - 4,999	60
5,000 - 9,999	78
10,000 - 12,499	19
12,500 - 14,999	47
15,000 - 17,499	17
17,500 - 19,999	23
20,000 - 22,499	62
22,500 - 24,999	34
25,000 - 27,499	34
27,500 - 29,999	29
30,000 - 32,499	54
32,500 - 34,999	29
35,000 - 37,499	60
37,500 - 39,999	39
40,000 - 42,499	63
42,500 - 44,999	60
45,000 - 47,499	55
47,500 - 49,999	19
50,000 - 54,999	29
55,000 - 59,999	37
60,000 - 74,999	38
75,000 - 99,999	17
100,000 - 124,999	9
125,000 - 149,000	0
150,000 or more	0
TOTAL	912

SOURCE: 1990 Census, Summary Tape File 3 (Corrected), City of Ione. TSCHUDIN CONSULTING GROUP, May 1994

TABLE 6
HOUSEHOLDS BY INCOME GROUP

INCOME GROUP	COUNTY	CITY
Very Low Income	2,557	215
Low Income	1,535	138
Moderate Income	2,148	180
Above Moderate Income	3,989	327
Total	10,229	860

SOURCE: 1990 Census

2.7 1990 Housing Unit Characteristics

Housing Units

In 1990, there were 910 residential units in the City of Ione. Of the Ione housing stock, 683 units are single-family detached units, and 41 units are single family attached units. The remaining 125 residential units are attached units. Mobile homes and trailers account for 61 dwelling units.

Group Quarters

In 1990, 4,171 Ione residents lived in group quarters. The population living in group quarters represents 64 percent of the total 1990 population. Group quarters include correctional institutions, juvenile institutions and other institutional group quarters. Table 7 (Persons in Group Quarters) lists populations within group quarters in Ione.

TABLE 7
PERSONS IN GROUP QUARTERS

TYPE OF INSTITUTION	POPULATION
Correctional (Adult)	3,100
Correction (Juvenile)	917
Other	425
TOTAL	4,442

SOURCE: City of Ione. "Other" category from DOF 1994 Estimate.

Housing Occupancy

Of the 910 housing units in the City in 1990, 856 of these were occupied and 54 were vacant, for a vacancy rate of six percent. Of the 54 vacant units, 8 are second-units for property owners in Ione. None of the vacant units are boarded.

Owner/Renter Occupied

Slightly over half (57 percent) of all residential units were owner occupied in 1990.

Condition of Existing Housing Stock

In order to determine the condition of the existing housing stock in the City of Ione, a 100 percent windshield survey was undertaken in March of 1993. The working map of this survey is available from the City Planner.

Observed conditions were documented using the following five categories:

- sound
- minor repair, routine maintenance needed
- moderate repair, potential rehabilitation treatment needed
- substantial repair, formal rehabilitation required
- dilapidated, redevelopment advisable

CONDITIONS IN THE CENTRAL AREA -- The latter two categories were found only in the older part of the City. This part is bounded on the north by Sutter Creek, on the East by the current City limits, on the south by the locations of the Junior High and Elementary schools, and on the West roughly by Mill Street. This area contained approximately 186 residential buildings.

Dilapidated	6
Substantial repair	48
Moderate repair	107
Minor repair	23
Sound	2

Since a number of the residential buildings in this area contain several residential units, either because they were constructed as multifamily units or because they have been converted, it is not possible to determine an accurate number of households in this area. It should be noted, however, that at least one of the sound buildings and several that require only minor repair or routine maintenance are multifamily units with a substantial number of housing units.

The windshield survey demonstrated that the vast majority of buildings dilapidated and/or needing substantial repair were single family detached and in the older, central part of the City.

CONDITIONS IN THE REMAINDER OF THE CITY -- The following is a general description of the condition of residential structures in the various areas of the City

> Mill Street to Springcreek Subdivision -- this area needs routine maintenance and some rehabilitation and code enforcement.
>
> Springcreek and Edgebrook Estates -- new subdivisions.
>
> Area along Old Stockton-Ione Highway generally between Edgebrook Estates and the Ione Sewage Plant -- a new manufactured housing development, a trailer park, and scattered individual housing with some code enforcement and rehabilitation needed.
>
> Area between Sutter Creek- Preston Avenue and Highway 124 -- the parcels along the creek and fronting on Preston Avenue are in serious need of rehabilitation, with the remainder of the area needing standard maintenance The location of this area adjacent to the downtown and the substantial undeveloped portion may indicate that this area should be considered for rezoning to the most appropriate category This area would be very suitable for some higher density and for special housing needs, such as for seniors or persons with handicaps.
>
> Area north of Preston Avenue and Highway 124 -- generally in satisfactory condition with minor repair and routine maintenance required.
>
> Area between Preston Avenue/Shakely Lane and the Castle Oaks subdivision -- generally routine maintenance and minor repairs. The units on Oak Ridge Drive and the adjacent duplexes on Sutter Avenue need somewhat more repair and maintenance. The City might consider establishing a rehabilitation project in that area, which might make CDBG or other funding assistance available to facilitate upgrading of this neighborhood.

2.8 Projected Housing Unit Characteristics

DOF does not prepare housing unit projections. This information was not available through a public source.

2.9 Special Housing Needs Groups

Special housing needs groups within the City of Ione include handicapped, elderly, large households, farmworkers, female head of household, homeless, households paying more than 25 percent of income for housing costs and subsidized households. Special housing needs groups are listed on Table 8 (Special Housing Needs Groups).

TABLE 8
SPECIAL HOUSING NEEDS GROUPS

HOUSEHOLD TYPE	OWNER	RENTER	TOTAL
Head 65+	128	64	192
Percent 65+	26%	17%	22%
Overcrowded	14	22	36
Percent Overcrowded	3%	6%	4%
Large Family	61	42	103
Percent Large Family	12%	11%	12%
TOTAL	490	366	856

SOURCE: U.S. Census, 1990

This Table reflects that there appears to be enough housing stock to accommodate the City's population. This is demonstrated by the low proportion of overcrowding (4 percent). There are definite special needs, however, as shown in the relatively high proportion of elderly households in the City (22 percent).

Disabled

The 1990 census indicated that there were 102 persons with a "mobility or self-care limitation" that would limit or prohibit their use of some facilities. This represents 1.6 percent of the total population. The recently enacted federal Americans With Disabilities Act (ADA) characterizes mobility and access as civil rights. This legislation is viewed by the City as adequately addressing the needs of this segment of the population.

The City enforces all relevant federal and state laws, and all new permitted construction and remodeling will reflect current standards.

Elderly

In 1990, there were 192 households (22 percent of all households) headed by someone 65 years and older. Of these households, 128 were owner-occupied units and 64 were in rental housing. According to the Census (P117/119/120; STF 3; see Appendix 11.1) 26 percent of the population determined to be below the poverty level (see Census definition of "specified household" in Table 8.2 below), are aged 55 or older. (Note: The average poverty threshold for a family of four persons was $12,674 in 1989.) As compared to 10 percent of the total population which fall below the poverty threshold, this indicates that Ione has a relatively high proportion of elderly with very low and low income levels.

For those seniors below the poverty level, their special needs include affordable housing and special physical accommodations such as ramps and other accessibility modifications. The federal Farmer's Home Administration 202 program assists elderly households in unit rehabilitation. Also, the Gray Panthers of El Dorado, Amador, and Placer Counties is a joint Chamber of Commerce group that sponsors senior housing in those jurisdictions.

The policies of Goal 3 address these concerns.

Large Households and Overcrowding

Approximately 90 percent of housing units reporting to the Census have four or more rooms. In 1990, there were 36 overcrowded housing units in the City of Ione which represents 4.0 percent of the total housing stock. Of these units, 22 were renter-occupied and the remaining 14 were owner-occupied. Policy 3.4 addresses the special needs of large households in Ione.

Farmworkers

Ione is not in a farmworking community. The 1990 Census identified 11 individuals involved in "farming, forestry, and fishing occupations." There is no need for special housing for this small segment.

Homeless

There are 8 known homeless individuals in the City. There are no known special services available to serve this population.

Female Head of Household

In 1990, there were a total of 72 households in the City of Ione that were headed by a female with no spouse. Of these households, 46 were families with children and approximately 50 percent of those families fell below the poverty level.

The needs of these families include affordable housing, childcare, and training. While the latter two items are not housing issues, certain housing programs can facilitate solutions to all three needs. An example is the concept of shared housing where more than one female-headed household sharing living quarters. This allows more opportunity for sharing of childcare and household responsibilities, allowing for more "discretionary" time and potential savings in income.

Policy 3.2 addresses the needs of this population.

Households Paying More Than 25 Percent of Income for Housing Costs

Approximately 334 households are specified in the US Census as lower-income households. Households specified as lower-income have household incomes less than $28,500 for a family of four in 1990. Of the 334 lower-income specified households, 55 percent, or 185 households are spending more than 25 percent of their annual income on housing costs.

TABLE 8.2
OVERPAYMENT OF HOUSING COSTS

HOUSEHOLD TYPE	OWNER HOUSEHOLDS	RENTER HOUSEHOLDS	TOTAL HOUSEHOLDS
Lower Income Specified[1] Households	139	195	334
Paying More Than 25 Percent of Income	52 (37 percent)	133 (68 percent)	185 (55 percent)

[1] "Specified" households are as defined in the 1990 Census. The data is an estimate based on Census tables and does not represent a complete count of all households. However, it is the only available data which measures housing costs as a percent of income.

Note: The Table uses households with incomes less than $28,050 per year as an estimate of lower-income households. This is the target income for CDBG eligibility in Amador County.

Source: California Department of Housing and Community Development, 1994.

As shown in the table above, two-thirds of all low income renter households are paying more than 25 percent of their annual income on housing. Although rents appear to be low over all in Ione, as indicated in Table 12, many renters are still not able to find affordable housing.

A number of Policies identified in Section 9.0 are intended to address this problem.

Subsidized Households

The City of Ione has four units which are subsidized by the Federal Section 8 Program. These units are located in a four-unit converted motel facility on Jackson Street. Two of these units are for elderly residents and two are for handicapped.

The City has one self-help housing project constructed in 1986 with Community Development Block Grant (CDBG) and FmHA Section 523 "Self Help" financing. The 27-unit Castle View Estates single family subdivision on Sutter Lane is restricted to low income households, as verified by HCD. The City has contracted with a consulting firm to qualify households for this program.

Each qualified purchaser enters a contractual relationship with the City and becomes the owner in fee simple of a particular lot. The City "awards" to that qualified purchaser $8,000 toward the house purchase, for which the purchaser has no repayment obligation unless they default on their contractual obligation or sell/transfer the unit during the 20-year term of the Agreement with the City. The agreement operates as a lien against the assisted unit. Occupancy of the unit is required. Sale or transfer within 10 years of the Agreement obligates full repayment. Beyond ten years, ten percent of the debt is forgiven each year, through year 20. Transfer to another qualified low income purchaser is allowed.

3.0 VACANT LAND INVENTORY

3.1 Allowable Densities by Zone

There are seven zones in the City that are specifically intended for residential uses, and an additional four within which residential uses may occur. These 11 zones and their allowable maximum residential densities are provided below. The City of Ione does not specifically regulate minimum densities, however, were a project to propose a density substantially lower than the zone, this would be identified in the staff analysis of that proposal and strongly discouraged (see Policy 2.1). A recommendation to deny might even result.

R-1a (One-Family)	5.8 gross dwelling units/acre
R-1b (One-Family)	6.7 gross dwelling units/acre
R-1c (One-Family)	4.4 gross dwelling units/acre
R-2 (Limited Multi-Family)	14.5 gross dwelling units/acre
R-3 (Multiple Family)	29 gross dwelling units/acre
C-1 (Light Commercial)	29 gross dwelling units/acre
C-2 (Central Business District Commercial)	29 gross dwelling units/acre
C-3 (Heavy Commercial)	29 gross dwelling units/acre
M-1 (Limited Manufacturing)	29 gross dwelling units/acre
MP (Mobile Home Park)	15.6 gross dwelling units/acre
P-D (Planned Development)	29 gross dwelling units/acre

A summary of zoning standards for all zoning categories is provided in Appendix 11.3.

Actual buildout as compared to allowable densities is not known. Due to frequent changes in City staffing and file relocations, a great deal of project information and many old files are missing. Recent applications have demonstrated a desire within the development community to fully maximize designated densities. This would indicate that minimum density requirements are not necessary given the apparent market forces.

3.2 General Plan/Zoning Consistency

The General Plan land use designations and the zoning categories appear to be generally consistent, as required by state law. In order to demonstrate this, a matrix has been prepared to establish compatible designations (see Table 9, General Plan/Zoning Compatibility Matrix).

TABLE 9
GENERAL PLAN/ZONING COMPATIBILITY MATRIX

GP CODE	GP DESIGNATION	ZONING CODE	ZONING DESIGNATION
RL	Residential Low Density	R-1a R-1b R-1c R-2 MP P-D	One Family One Family One Family Limited Multi-Family Mobile Home Park Planned Development
RM	Residential Medium Density /1/	R-2 R-3 MP P-D	Limited Multi-Family Multiple-Family Mobile Home Park Planned Development
C-CBD	Commercial - Central Business District	C-2 P-D	Central Business District/ Commercial Planned Development
C-G	Commercial-General/2/	C-1 P-D	Light Commercial Planned Development
C-N	Commercial-Neighborhood	C-1 P-D	Light Commercial Planned Development
I-L	Light Industrial	M-1 P-D	Limited Manufacturing Planned-Development
I-H	Heavy Industrial /3/	M-1 P-D	Limited Manufacturing Planned-Development
SP	Special Planning /4/	All zones	All zones

TABLE 9
GENERAL PLAN/ZONING COMPATIBILITY MATRIX

GP CODE	GP DESIGNATION	ZONING CODE	ZONING DESIGNATION
OS	Open Space	O-S	Open Space
AT	Agricultural Transitional	A	Agricultural
PS	Public Service	O-S	Open Space
R	Recreation	O-S P-D	Open Space Planned Development
PS-OS	Public Service - Open Space	O-S P-D	Open Space Planned Development
OS-R	Open Space - Recreation	O-S P-D	Open Space Planned Development
PS-AT	Public Service - Agricultural Transitional	A	Agricultural
DF	Designated Floodway	O-S	Open Space
WD	Waste Disposal Facilities	O-S	Open Space

NOTES:
/1/ The R-4 described listed in the General Plan corresponds to the R-3 zoning classification in the Zoning Ordinance.
/2/ The Zoning Ordinance lists a C-3 zone, which is not contained in the General Plan.
/3/ The General Plan lists a General Manufacturing Zone (M-2) which is not contained in the Zoning Ordinance.
/4/ The SP designation allows residential, commercial, industrial, public facilities, open space, and/or recreational uses to be combined into a single integrated project. The intention of the designation is to allow these uses in areas that might otherwise be limited in their development potential due to natural constraints. Clustering of buildings is encouraged, providing specified overall population densities are not exceeded. A detailed site development plan is required for development under this zone. Minimum parcel size 6,000 square feet, maximum density 6 dwelling units per acre.

The General Plan lists zones such as Automobile Parking Zone (P) and Public Facilities Zone (P-F). These zones are not contained in the Zoning Ordinance.

Sources: City of Ione General Plan, December 1989; City of Ione Zoning Ordinance, April 1992; City of Ione Land Use Map, March 1993; TSCHUDIN CONSULTING GROUP, May 1994.

3.3 Accommodation of Future Growth

The City has adequate land and the political will to grow and accommodate all sectors of the population. Table 10 (Vacant Land Inventory) demonstrates ample available land and planned designations to potentially produce 9,625 units. Over the past five years the City has issued 21 residential building permits per year for new construction. Projecting this rate into the future, the vacant land potential provides enough land, theoretically, for over 450 years. Narrowing the assumptions to reflect economic recovery, a realistic growth rate, and the high likelihood that Industrial and Commercial properties will not be developed in residential uses, the City anticipates 1,460± dwelling units in the next ten years which can be managed through the approval process to more than adequately meet the City's future needs including fair share housing and housing of special populations.

Table 10 demonstrates that opportunities for moderate and above moderate income households will be more than adequately addressed by the amount of land currently zoned One-Family. In the absence of rezoning, however, less than 13 acres are presently zoned to accommodate multi-family opportunities. This would result in only 193 units.

In order to properly accommodate the needs of very-low and low income households, the City needs to (among other programs) rezone for R-2, R-3, and additional Mobile Home Park opportunities. This is discussed further in Goal 2 of Section 9.0.

3.4 Availability of Services

The City currently owns and operates a primary sanitary sewer facility serving approximately 900 connections. The plant's design capacity is 0.41 million gallons per day (mgd) average daily dry weather flow and it experiences as estimated average daily dry weather flow of 0.27 mgd. Without further increases in capacity, the plant could handle an additional 400 connections, for a total of up to 1,350 connections.

In addition, the City has just brought on-line a 1.2 mgd tertiary treatment plant designed to process up to 0.8 mgd of secondary effluent received from another agency, and discharged, under permit, to the Castle Oaks golf course irrigation system.

Current planning envisions the construction of a primary and secondary plant ahead of the tertiary, which would then serve the City, while retiring the primary facility noted above. The new facilities would be located, together with the tertiary, on a 27-acre parcel presently owned by the City at the intersection of West Marlette Street and Five Mile Drive. The new facilities would be sized to meet the needs of the City through 2030.

The domestic water system in the City is owned and operated by the Amador Water Agency and serves the City and surrounding areas from a 2.5 mgd treatment plant. The State has a reserve of 1.33 mgd for its facilities (Mule Creek Prison, Preston School of Industry, and CDF), while the remaining 1.2 mgd is for residential and commercial use in and adjoining the City. The system presently supplies about 1,050 connections. Conservatively assuming 350 mpg average daily demand per connection, and a maximum daily demand factor of 1.5, the 1.2 mgd "city-capacity" at the plant could serve roughly 2,300 connections total, or 1,250 additional units. The Agency has committed to serving an additional 400, at which point planning will begin for a new facility to supplement the existing one and serve the needs of the City well into the future.

TABLE 10
VACANT LAND INVENTORY

GP CODE	GP DESIGNATION	ZONING CODE	ZONING DESIGNATION	MAXIMUM DENSITY	VACANT ACRES	UNIT POTENTIAL
RL	Residential Low Density	R-1a	One-Family	5.8 du/ac	13.4	78
		R-1b	One-Family	6.7 du/ac	46.1	309
		R-2	Limited Multi-Family	14.5 du/ac	2.4	35
					SUBTOTAL	422
RM	Residential Medium Density	R-1a	One-Family	5.8 du/ac	10.9	63
		R-1b	One-Family	6.7 du/ac	6.2	42
		R-2	Limited Multi-Family	14.5 du/ac	2.6	38
		MP	Mobile Home Park	15.6 du/ac	7.7	120
					SUBTOTAL	263
C-G	Commercial General	C-1	Light Commercial	29 du/ac	3.1	90
C-CBD	Commercial - Central Business District	C-2	Central Business District Commercial	29 du/ac	1.5	44
C-N	Commercial-Neighborhood	C-1	Light Commercial	29 du/ac	21.7	629
					SUBTOTAL	763

TABLE 10
VACANT LAND INVENTORY

GP CODE	GP DESIGNATION	ZONING CODE	ZONING DESIGNATION	MAXIMUM DENSITY	VACANT ACRES	UNIT POTENTIAL
I-H	Heavy Industrial	M-1	Limited Manufacturing	29 du/ac	162.4	4,709
SP	Special Planning/1/	P-D	Planned Development	6 du/ac	578.0 /2/	3,468
					TOTAL	9,625

NOTES: /1/ Special Planning land use density shall not exceed six single family units per acre, Ione General Plan.
/2/ Includes residential buildout of planned Castle Oaks subdivision.

Sources: City of Ione Land Use Map, March 1993;
City of Ione General Plan, December 1989;
City of Ione Zoning Ordinance, April 1992;
TSCHUDIN CONSULTING GROUP, May 1994.

4.0 SHARE OF REGIONAL HOUSING INVENTORY

4.1 Accommodating Existing Growth

The institutionalized population is well-housed through the state prison and juvenile facility. The non-institutionalized population has a variety of housing opportunities. Table 11 (Owner Occupied Housing By Value) indicates the range of available housing in Ione. The median value of a home in Ione is $95,300, based on this information.

Table 12 (Rental Housing By Rent) indicates the range of available rental units in the City. The median rent based on this information is $404 per month.

The Census data indicated that there were 54 vacant units out of the 910 total in 1990, which equates to a 5.9 percent vacancy rate.

There are presently five properties in Ione with valid tentative subdivision maps, that could be developed into residential housing. These are Castle Oaks, Edgebrook Units 4, 5, and 6 through 9, Victoria Court, Vimini Estates, and Ione Oaks. Castle Oaks is located off State Route 104 on the western boundary of Ione and could provide 600± single family dwelling units and 200± multi-family dwelling units. Edgebrook is located north of Sutter Creek and south of Castle Oaks and could provide 300± single family units. Victoria Court is located off Sutter Lane near State Route 104 and could provide 8 half-plex units. Vimini Estates is located at the southeast corner of Edgebrook Drive and Shakely Lane and could provide 34 single family units. Ione Oaks is located south of West Marlette and could provide 52 single family dwelling units.

These subdivisions have not built out for a variety of financial and economic reasons, however, the City is actively promoting their development, and anticipate all five to build out within the next 10 years. Based on separately negotiated contractual agreements, Castle Oaks is believed to have 15± years left on its maps, and Edgebrook is believed to have 30± years remaining. Pursuant to the Subdivision Map Act, Victoria Court, Vimini Estates, and Ione Oaks each have two years.

4.2 New Construction Need

The Regional Housing Needs Allocation Plan (RHNAP), adopted by the Central Sierra Planning Council (CSPC) in 1992, indicates that, for Ione to assume its fair share of the region's housing needs, distribution of new housing should be targeted to the income groups as follows:

TABLE 12
RENTAL HOUSING BY RENT

CASH RENT ($)	NUMBER OF RENTAL UNITS
Less Than 100	21
100 to 149	45
150 to 199	22
200 to 249	22
250 to 299	13
300 to 349	19
350 to 399	27
400 to 449	45
450 to 499	39
500 to 549	25
550 to 599	36
600 to 649	13
650 to 699	11
700 to 749	3
750 to 999	4
1,000 or more	1

SOURCE: 1990 Census, Summary Tape File 1.

TABLE 11
OWNER OCCUPIED HOUSING BY VALUE

VALUE ($)	NUMBER OF UNITS
Less Than 15,000	0
15,000 to 19,999	1
20,000 to 24,999	0
25,000 to 29,999	1
30,000 to 34,999	1
35,000 to 39,999	1
40,000 to 44,999	8
45,000 to 49,999	3
50,000 to 59,999	16
60,000 to 74,999	53
75,000 to 99,999	152
100,000 to 124,000	116
125,000 to 149,999	39
150,000 to 174,999	13
175,000 to 199,999	6
200,000 to 249,999	3
250,000 to 299,999	1
300,000 to 399,999	0
400,000 to 499,999	1
500,000 or more	0
TOTAL	415

SOURCE: 1990 Census, Summary Tape File 1.

TABLE 12
RENTAL HOUSING BY RENT

CASH RENT ($)	NUMBER OF RENTAL UNITS
Less Than 100	21
100 to 149	45
150 to 199	22
200 to 249	22
250 to 299	13
300 to 349	19
350 to 399	27
400 to 449	45
450 to 499	39
500 to 549	25
550 to 599	36
600 to 649	13
650 to 699	11
700 to 749	3
750 to 999	4
1,000 or more	1

SOURCE: 1990 Census, Summary Tape File 1.

TABLE 11
OWNER OCCUPIED HOUSING BY VALUE

VALUE ($)	NUMBER OF UNITS
Less Than 15,000	0
15,000 to 19,999	1
20,000 to 24,999	0
25,000 to 29,999	1
30,000 to 34,999	1
35,000 to 39,999	1
40,000 to 44,999	8
45,000 to 49,999	3
50,000 to 59,999	16
60,000 to 74,999	53
75,000 to 99,999	152
100,000 to 124,000	116
125,000 to 149,999	39
150,000 to 174,999	13
175,000 to 199,999	6
200,000 to 249,999	3
250,000 to 299,999	1
300,000 to 399,999	0
400,000 to 499,999	1
500,000 or more	0
TOTAL	415

SOURCE: 1990 Census, Summary Tape File 1.

Very Low Income	91 units
Low Income	59 units
Moderate Income	76 units
Above Moderate	139 units
TOTAL	365 units

Given that the City has only 1,075 total housing units, the "fair share" is 37 percent of the total. This is believed to be an unrealistically high number that is likely the result of calculations based on total households including group quarters (prisons and institutions). Nevertheless, it is the planning number with which the City must work and attempt to achieve.

The needs of the very low and low income groups are generally best met by higher density multi-family housing. The needs of the moderate income households are generally met with medium density housing. The above moderate households can generally afford market rate housing, and their needs are met by single family development.

As discussed in Section 8.0, the City identified quantified objectives in the 1989 Element 36 percent lower than the fair share noted above:

"Lower" Income	65 units
Other New Construction	102 units
Rehabilitated Units	60 units
Conserved Affordable Units	8 units
Total	235 units

The City was able to achieve 45 percent of the 1989 quantified objectives over the last five years, which equates to 29 percent of the current "fair share" allocation:

All New Construction	83 units
Remodeled/Rehabilitated	23 units
Conserved Units	Unknown
Total	106 units

Section 10.0 outlines the revised quantified objectives for the City, which would achieve 60 percent (220) of the fair share allocation.

4.3 Affordability

Federal and state housing programs utilize the following standard definitions for affordability:

> *Affordable Housing* -- The generally accepted measure of affordable housing means spending no more than 25 to 35 percent of ones gross income on total housing costs, including utilities.

Median Household Income -- The middle point at which half of the County's households earn more and half earn less.

Very Low Income Households -- Households earning less than 50 percent of the median household income as shown on the latest HUD income limits table.

Low Income Households -- Households earning between 50-80 percent of the median income as shown on the latest HUD income limits table.

Middle Income Households -- Households earning between 80-100 percent of the median household income as shown on the latest HUD income limits table.

Moderate Income Households -- Households earning between 100-120 percent of the median household income as shown on the latest HUD income limits table.

Above Moderate Income Households -- Households earning more than 120 percent of the median household income as shown on the latest HUD income limits table.

These definitions translate into the income schedule for Ione and Amador County shown in Table 13 (Table 13, Median Family Income Schedule).

Based on the information in Table 13, the affordable rents and mortgages can be calculated for families of various sizes within the various income categories (Table 14, Affordable Rent and Purchase Prices By Income Level Status).

As indicated earlier, median monthly rent in Ione (based on the 1990 Census) is approximately $404, with a significant number of units available in the range of $100 to 700 per month. Median house value is $95,300, with a significant number available in the range of $60,000 to $175,000. Using the affordability table, and not accounting for two-income households or housing provided out of the area, there appears to be housing opportunities available for all economic segments of the community. Using only the medians for a family of four, rental housing could be afforded by even the very low income segment.

HCD representatives have pointed out, however, that these numbers are likely inflated because they are based on estimates of growth and not on survey or other data. Table 14 indicates that affordable housing is available in Ione, the fact that there is significant overpayment of rents (Table 8.2), though, suggests a continuing mismatch between the cost of housing and household incomes.

TABLE 13
MEDIAN FAMILY INCOME SCHEDULE
(Amador County 1992)

NUMBER OF PERSONS IN FAMILY	INCOME			
	VERY LOW	LOW	MIDDLE	MODERATE
1	11,750	18,800	23,500	28,200
2	13,450	21,500	26,900	32,250
3	15,100	24,200	30,250	36,250
4	16,800	26,900	33,600	40,300
5	18,150	29,050	36,300	43,500
6	19,500	31,200	39,000	46,750
7	20,850	33,350	41,650	49,950
8	22,200	35,500	44,350	53,200

SOURCE: HUD, 1992
Area Median $32,600 -- These numbers are used for qualifying families into subsidized housing programs.

TABLE 14
AFFORDABLE RENT AND PURCHASE PRICES BY INCOME LEVEL STATUS

Family Size	Very Low Income		Low Income		Middle Income		Moderate Income	
	Maximum Affordable Rent[1] - 30% of Gross Income	Maximum Affordable Purchase[2] - 30% of Gross Income	Maximum Affordable Rent[1] - 30% of Gross Income	Maximum Affordable Purchase[2] - 30% of Gross Income	Maximum Affordable Rent[1] - 35% of Gross Income	Maximum Affordable Purchase[2] - 30% of Gross Income	Maximum Affordable Rent[1] - 35% of Gross Income	Maximum Affordable Purchase[2] - 30% of Gross Income
1	293.00	44,000	470.00	71,000	588.00	89,000	705.00	107,000
2	336.00	51,000	538.00	81,000	673.00	102,000	806.00	122,000
3	378.00	56,000	605.00	92,000	756.00	114,000	906.00	137,000
4	420.00	64,000	673.00	102,000	840.00	127,000	1,008.00	153,000
5	454.00	69,000	726.00	110,000	908.00	138,000	1,088.00	164,000
6	488.00	74,000	780.00	118,000	975.00	148,000	1,169.00	177,000
7	521.00	79,000	834.00	126,000	1,041.00	158,000	1,249.00	188,000
8	555.00	85,000	888.00	134,000	1,109.00	168,000	1,330.00	201,000

[1] Represents monthly rent in dollars.

[2] Represents maximum loan amount in dollars. Assumes 10 percent down, 30-year mortgage at 8 percent.

SOURCE: TSCHUDIN CONSULTING GROUP, May 1994.

5.0 CONSTRAINTS TO HOUSING PRODUCTION

The City of Ione has identified both governmental and non-governmental constraints to housing production. The City wishes to remove as many of these artificial barriers as possible, without sacrificing other health, safety, and welfare concerns.

Existing and proposed governmental regulations, in the process of achieving accepted community goals (e.g., environmental protection, safety, etc.) may serve to impede development of affordable housing. However, the City is undertaking efforts, through the policies and implementation measures identified in Section 9.0, to lessen constraints to development where possible.

5.1 Governmental Constraints

A review of the various regulatory mechanisms which are in place to guide and control development in the City of Ione shows no unusual or extraordinary constraints. If there have been particular obstacles in the way of the development of greater numbers of needed residential units, these have been primarily due to the general economy, reducing the flow of reasonably available financing.

During the past decade, the City has made a determined effort to provide for a variety of housing types for a population with varied economic resources. This variety includes factory built housing, upscale golf course housing and several multifamily rental developments.

It had been expected that the development of the Mule Creek State Prison might bring the need for substantial numbers of low to moderate cost housing. Experience has shown, however, that many of the employees at that prison did not move from their previous locations, and therefore commute, and that a number of others have more than one family member working at the facility and thus can afford market rate housing which is generally available.

The Planning and Development Impact Fees applied by the City (see Appendix 11.4) are generally comparable with those in other similar cities in the area and do not appear to unduly restrain building activity. In addition, the City has shown that it is willing and able to issue permits for alternative housing types, such as manufactured housing.

State Budget Balancing

Most fiscal studies performed under current property tax scenarios will demonstrate that housing projects which attempt to provide affordable housing tend to "pencil" as a net fiscal drain on communities. This is due to the low property tax share to the City and

County resulting from State legislation over the last two fiscal years. These state actions have shifted property tax revenues from counties, cities, and other districts, to the Educational Revenue Augmentation Find (ERAF). Overall, the percent of the property tax being split between the County and City has been reduced approximately in half. Furthermore, because of the way the State reallocated tax revenues, cities in general are taking a much harder "hit" than counties. This is in part due to the State's attempt to make the counties partially whole in their actions.

The result of the described budget and legislative activity (which continues this year) is directly at odds with the state housing policy which requires this discussion. The words of State housing policy promote affordable housing yet the actions of State fiscal policy ensure its lack of fiscal feasibility.

Land Use Controls

All residential land use designations pose a constraint to residential development as the various conditions and building requirements which are imposed restrict the free market ability to construct housing. The City of Ione offers three Single Family zones (R-1a, R-1b, R-1c), two Multi-Family zones (R-2, R-3), a Mobile Home Park (MP) and a Planned Development (P-D) zone. The last enables the integration of residential, commercial and industrial uses through the development of a detailed Master Plan and Use Permit.

Development Standards

Zoning requirements and development standards can also impact affordability. As an example, setbacks, coverage maximums, area requirements, roadways widths, infrastructure and service requirements add to the cost of providing housing. The City views these requirements as critical elements of quality of life; health, safety, and welfare; and neighborhood livability, and sees no reason to have lower standards in these areas for lower income families, particularly given the wide range of density and product allowed by the Ione codes. Appendix 11.3 provides a Zoning Standards Matrix. The Ione requirements are consistent with those considered standard in the industry and in other jurisdictions.

Parking requirements can also become an impediment to affordability. The City's parking requirements for residential uses of all densities is two spaces per dwelling unit. The Department of Housing and Community Development has indicated that this is a comparatively high standard for multi-family uses, and should be considered for change. Policy 7.4 addresses this issue. Appendix 11.3 also includes a Parking Standards Matrix.

Architectural Guidelines

The only architectural guidelines the City currently has are for the downtown historic district. These guidelines ensure the maintenance of exterior historic facades in the downtown. These guidelines and the Historic District were put into place in order to allow for a variance from local FEMA requirements that was prohibiting lenders from loaning rehabilitation money for downtown projects, due to the potential flooding. The City is in disagreement with the FEMA maps, and was able to gain an exemption for the downtown by designating it as a Historic District. The City has requested the U.S. Army Corps of Engineers to reevaluate its mapping and has asked Caltrans to evaluate replacement of the bridge over Sutter Creek, to allow more storm water to pass through the creek without creating an impediment to flows, and thus reduce the elevation of the floodplain.

Residential Density

As shown earlier in Section 3.1, Ione allows densities ranging from 4.4 units per gross acre to 29 units per gross acre. This allows lot sizes as small as 3,000 square feet in the R-2 Limited Multiple-Family zone and 2,800 square feet in mobile home communities. This considerable density range and low minimum lot size is viewed as beneficial in terms of promoting housing, and would not be considered a constraint.

Adequate Supply of Residential Land

As demonstrated in the Vacant Land Inventory (Table 10), the City has 5.0 vacant acres zoned R-2, 7.7 vacant acres zoned Mobile Home Park, and 578 acres zoned Planned Development. The Planned Development is a "holding" zone that provides the developer an opportunity to mix uses, and/or request special development standards.

These vacant land opportunities provide an adequate potential supply of residential land for future growth and housing of all segments, in concert with the goals, policies, and implementation measures of this Element. However, the proportion of available land zoned for multi-family uses, including R-2, R-3, and Mobile Home Park, need to be increased (see Policy 2.4). Policy 4.1 has also been added to encourage small lot, higher density, affordable design within SP and PD designated land.

Fees and Exactions

City permits and fees can create a significant impact on the cost of new residential housing development. The City of Ione's fee schedules are included as Appendix 11.3 to this document.

Fees affecting development in Ione fall into several categories: development application and processing fees (e.g. use permit fees, fees to process subdivision maps, EIR fees, fees for staff time); impact and hook-up fees (e.g. traffic impact fees, Quimby fees, sewer hook-up fee); permit, plan check, and inspection fees (e.g. building permits, fire inspections, improvement plan check); and school fees.

Development fees were analyzed by the City in February of 1993 and found to be generally comparable to the communities of Galt, Jackson, Amador County, and Sutter Creek. For eight project applications (rezones, use permits, map extension, various inquiries, parcel split) in the five month period of January through May of 1993, development and processing fees averaged $500 per application.

Impact and hook-up fees (facilities participation charges) in Ione are all established by Ordinance based on fair share allocation of benefit by unit. Hook-up fees are directly related to the cost of making the improvement. Impact and hook-up fees total $7,099 per unit, as shown below (Table 15, Facilities Participation Charges).

TABLE 15
FACILITIES PARTICIPATION CHARGES

FACILITY	CHARGE ($)
Area Highway	423.50
Streets and Bridges	1,600.00
Community Parks and Recreation	700.00
Fire	700.00
Police	700.00
Sewer Connection	2,975.00
TOTAL	7,098.50

SOURCE: City of Ione, 1994.

Permit, plan check, and inspection fees are either per activity/permit, or based on size/value of project. The building permit fees are established in the Uniform Building Code by the International Conference of Building Officials, and Ione's fees would be identical to other jurisdictions in this regard. The other permit and inspection fees are all quite small, averaging $30 to $40, and would not be considered burdensome.

School fees are as set by state law and requested by the Amador County Unified School District. Payment is required prior to issuance of building permits.

Local developers have indicated that school and other impact fees do create an impediment to the provision of affordable housing. At issue, of course, is the equity issue of "fair share" support of local infrastructure.

Application Processing

Processing time is an important factor in all housing unit construction. The City has in the last two years hired professional staff including a City Administrator, City Engineer, and City Planner. Application processing times are generally within one to two months, where complete submittals are provided. The City Council views growth positively, and streamlined processing is a reflection of that.

Building Codes and Enforcement

Ione enforces the standards set forth in the most recent revision (currently 1991) of the Uniform Building Code (UBC), as amended by the State's Health and Safety Code 17910. This law determines minimum residential building code requirements for all construction in the State of California. These requirements do not currently act as a constraint to development of affordable housing within the City, as the same regulations and guidelines are used throughout the state.

Very little proactive code enforcement takes place in the City due to lack of funding and staff. Most code enforcement is in conjunction with other inspection activity, or in response to complaints.

On/Off Site Requirements

The City presently requires developers to construct, at their expense, certain public improvements, both on- and off-site, when developing residential and commercial properties. Normally, these improvements include street; curb, gutter, and sidewalk; sanitary sewer connection; water for domestic and fire suppression uses; drainage; underground electric, telephone, cable, and gas; and traffic and safety items (streetlights, striping, signs, guardrails, and barricades) as required.

Required street widths (measured from face-of-curb to face-of-curb) vary depending on intended traffic. A 36-foot street width is required for cul-de-sacs; 44-foot street width for neighborhood collectors; and 56-foot street width for minor arterials. Street right-of-ways (ROWs) to be dedicated to the City would be 20-feet in excess of the street width. Sidewalks, as measured from face-of-curb to back-of-walk are 5-feet in residential areas, and 7-feet or wider in commercial areas.

5.2 Non-Governmental Constraints

Availability of Financing

An important consideration in the assessment of housing factors in the City of Ione is the availability of financing. Ione's housing consists of approximately 50 percent owner-occupied homes. Financing a single-family home is more difficult than renting an apartment or duplex. As interest rates increase, monthly costs of home-ownership increase. Table 16 (Effect of Various Interest Rates on Loan Values) illustrates the effect of various interest rates on different loan values.

TABLE 16
EFFECT OF VARIOUS INTEREST RATES ON LOAN VALUES[1]

LOAN AMOUNT	8%	9%	10%	11%	12%
$60,000	$440	$483	$527	$571	$617
$80,000	$587	$644	$702	$762	$803
$100,000	$734	$804	$878	$952	$1,028
$120,000	$880	$961	$1,053	$1,143	$1,234

[1] Assumes thirty-year fixed rate mortgage.

Land and Construction Costs

Single family improved lots average $35,000 to $45,000 currently. A legal lot with no improvements ("paper" lots) is approximately $20,000. The costs that would be added to this lot in order to produce housing would be as follows:

Tentative Map Lot	$20,000
Site Improvements	$10,000
Fees	$8,000
Construction Financing	$3,000
Construction	$45/square foot

For a basic 3 bedroom, 2 bath 1,500 to 2,000 square foot home, this would total approximately $100,000, and the finished home would sell for ±$124,000.

Local developers have indicated that small projects (e.g. under 40 units) are able to secure local financing fairly easily using local banks such as Bank of Amador, Central Sierra, and Sentinel Savings. These banks will apparently lend on three to four units at a time.

Local developers have indicated that the biggest non-governmental impediments to construction of housing generally are the cost of materials (particularly lumber prices) and the availability of financing. These are out of the City's control.

6.0 UNITS AT RISK

As discussed earlier under Special Housing Needs, the City has used CDBG money to develop a 27-unit single family subdivision in 1986. This 20 year program will not expire until 2006. However, only multi-family projects are considered in the "units at risk" analysis, so this requirement is not relevant in Ione.

The City has no other assisted housing developments as defined in Section 65583(A)(8) of the Government Code. Therefore the following required findings are hereby made:

> There are no locally-subsidized units at-risk, as the City has not issued mortgage revenue bonds, has not approved any density bonuses with financial assistance, does not have an in-lieu fee program, and has not assisted multi-family housing with redevelopment or CDBG funds.

Appendix 11.5 provides the required checklist which confirms lack of at-risk units.

7.0 OPPORTUNITIES FOR ENERGY CONSERVATION

An important consideration in the development of a comprehensive housing plan is the issue of energy conservation. This component of the City of Ione Housing Element reflects the City's commitment to implement programs which incorporate conservation measures into the construction and maintenance of the City's housing.

The State of California has adopted a number of energy conservation requirements for residential dwelling units (Title 24 of the Uniform Building Code). These conservation standards apply to all newly constructed dwelling units and additions to existing dwelling units. Conservation requirements address insulation, the amount and orientation of glazing, shading by landscaping, mechanical and architectural devices, heating and cooling system efficiency; the amount and placement of thermal mass (materials that absorb heat during the daytime and release heat during the night); and other aspects of building energy efficiency.

Applicants for City of Ione building permits must demonstrate compliance with the state's energy conservation requirements at the time building plans are submitted.

The City will continue to enforce design guidelines for site development that encourage energy conservation. These guidelines will address the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use.

8.0 EVALUATION OF THE 1989 HOUSING ELEMENT

8.1 Effectiveness of Element

The measure of effectiveness of the housing element in attainment of the community's housing goals and policies is in how well the element guides the decision maker and staff in the development of housing programs.

8.2 Progress in Implementation

The 1989 Ione Housing Element contained a number of programs that were designed to address the City of Ione's Regional Housing Share during the five years covered by the Element. Below is an assessment of each of the policies and programs included in the 1989 Element and their current status.

The City of Ione has made progress toward meeting its housing goals and policies of the 1989 Housing Element. The City has experienced an increase in housing supply, generally keeping pace with population growth. Additional information on the cities progress is included in the individual analyses of each policy and program.

GOAL 12.0 TO PROVIDE A DECENT HOME AND SATISFYING LIVING ENVIRONMENT FOR THE CITIZENS OF IONE.

Policy 12.1 The City of Ione will attempt to obtain State and federal grants and loans for the preservation and rehabilitation of existing neighborhoods.

Progress: Over the last five to six years the City has had considerable difficulty with staff turnover. A complete listing of attempts to win grants is not known. Furthermore, a lack of staff has also precluded much grant writing activity. Over the last year, the City Administrator has taken a creative approach with consultants. He has let interested consultants know that if they are willing to write a grant for the City, and subsequently win it, the City will award them the related consulting work, assuming they are qualified. This has resulted in two recent grant awards to the City: the Downtown Specific Plan and Revitalization grant and the Preston Castle Feasibility grant. Both of these grants are focused on the production of jobs for low and moderate income individuals, however, and would not directly result in the preservation or rehabilitation of existing neighborhoods.

Policy 12.2 Utilize state, areawide and local housing programs to assist elderly, handicapped, low and moderate income households.

Progress: The City has required the provision of ten percent affordable units of all relevant Planned Unit Developments in the last two years since the current staff team has been on board. For the Vimini Estates subdivision project a condition was added that the applicant was to designate ten percent (three) of the 34 units for low income households (those households earning 50 to 80 percent of the County median income), or pay in-lieu fees not to exceed the calculated affordable home price, to be used towards the purchase/construction of "low cost" housing units elsewhere within the City.

The staff requests that all applicants provide some number of permanently affordable units, and has found many developers so far to be receptive. However, no units have been built under this arrangement to date.

Policy 12.3 The City will refer all housing discrimination complaints to the Community Action Agency who is the Fair Housing Authority for Amador County.

Progress: No complaints have been received, however, the City Administrator and City Planner are aware of and will enforce this requirement.

Policy 12.4 Existing residential neighborhoods will be protected from encroachment of inappropriate activities.

Progress: Land use compatibility is a standard point of analysis for all development applications. This practice will be continued.

Policy 12.5 New residential development will be designed to meet specific standards to insure compatibility with adjacent land use.

Progress: Land use compatibility is a standard point of analysis for all development applications. This practice will be continued.

Policy 12.6 Require that adequate services be provided for all new residential development, and that associated costs be borne by the development.

Progress: The City routinely enforces this requirement.

Policy 12.7 Promote additional housing to meet needs of persons employed by new institutional, commercial or industrial development.

Progress: The City has not had any new institutional, commercial, or industrial development since 1985 when the Mule Creek Prison was completed. Analysis of jobs/housing balance would be a requirement of any major development.

Policy 12.8 Work with state and federal agencies, local utilities, and developers to provide adequate infrastructure to meet City housing needs.

Progress: The provision of adequate infrastructure is a standard point of analysis for all development applications. Annually, staff analyzes projected future needs and funding sources. Impact fees are set to ensure that infrastructure will be funded in a timely manner. These practices will continue.

Policy 12.9 Encourage open space (green belt or public park) set aside, adjacent to or within new housing development.

Progress: The City does not have specific set aside requirements. In-lieu parkland fees are used instead, and these fees are applied to the City's existing parkland facilities.

Policy 12.10 Encourage the use of energy conservation measures in new construction.

Progress: The City enforces the energy conservation measures required in the Building Codes.

Implementation Measure -- HUD Section 202 Program (Elderly)

Progress: There are no known HUD 202 projects in Ione. The City has no current plans to seek these funds, however, new Policy 6.1 reflects the City's desire to have an appropriately experienced entity deliver these services.

Implementation Measure -- HUD Section 8 Low Income Rental Assistance

Progress: There are 14 known Section 8-assisted households living in Ione. Ten fall under the Low Income Rental Assistance program (including four families that recently relocated to Ione and transferred their assistance with them) and another four families fall under the Moderate Income Rehabilitation Assistance program. The CSPC manages all 14 households.

Implementation Measure -- HUD Community Development Block Grant Program

Progress: The City currently retains a fund of CBDG monies from previous program paybacks related to the Castle View Estates Self Help project described below. A reuse plan for these monies will be developed and submitted to HUD. It is the City's intention to apply for additional grants to assist in housing program implementation.

Implementation Measure -- FmHA Section 502 Homeownership Program

Progress: There are no known FmHA 502 grants/loans in the City. The City has no current plans to implement this program, however, new Policy 6.1 reflects the City's desire to have an appropriately experienced entity deliver these services. It is understood that CSPC may be reacquiring this role from the FmHA for this program.

Implementation Measure -- FmHA Section 504 Home Repair Program

Progress: There are no known FmHA 504 grants/loans in the City. The City has no current plans to implement this program, however, new Policy 6.1 reflects the City's desire to have an appropriately experienced entity deliver these services. It is understood that CSPC may be reacquiring this role from the FmHA for this program.

Implementation Measure -- FmHA Section 515 Rural Rental and Cooperative Loans

Progress: There is a facility at 154 North Arroyo Seco with 41 assisted units for seniors (62 years of age and older). The FmHA 515 programs subsidizes 21 of the units and the HCD RHCP program subsidizes the other 22 units. The remaining unit is for the manager. This program and these units are managed by a property management company out of Sacramento.

Policy 6.1 reflects the City's desire to have an appropriately experienced entity deliver these services. It is understood that CSPC may be reacquiring this role from the FmHA for this program.

Implementation Measure -- FmHA Section 523 "Self Help" Program

Progress: The Rural California Housing Corporation (RCHC) utilized funding from this program and the CBDG program to assist the City in the development of the 27 self-help units on Sutter Lane in 1986. The Castle View Estates project is explained in greater detail on page 23 of this Element. RCHC has not been involved with any subsequent projects in the City of Ione since that time.

Policy 6.1 reflects the City's desire to have an appropriately experienced entity deliver these services. It is understood that CSPC may be reacquiring this role from the FmHA for this program.

Implementation Measure -- FHA 203(b) Mortgage Insurance

Progress: It is not known whether this program is in use in Ione. Policy 6.1 reflects the City's desire to have an appropriately experienced entity deliver these services.

Implementation Measure -- FHA Section 245 Graduated Payment Mortgage Plan

Progress: It is not known whether this program is in use in Ione. Policy 6.1 reflects the City's desire to have an appropriately experienced entity deliver these services.

Implementation Measures -- US Veterans Administration and CA Department of Veterans Affairs

Progress: It is not known how many VA mortgages there are in Ione. Policy 6.1 reflects the City's desire to have an appropriately experienced entity deliver these services.

Implementation Measure -- Local Assistance

Progress: There are no other known local assistance programs in Ione. Policy 6.1 reflects the City's desire to have an appropriately experienced entity deliver these services.

Progress towards meeting the Quantified Objectives set in 1989 are discussed in Section 10.0.

9.0 REVISED HOUSING GOALS, POLICIES, AND ACTIONS

9.1 1994 HOUSING PROGRAM

This section contains the City of Ione's revised statement of goals, policies, and programs for meeting the housing needs identified in the previous sections of this Housing Element.

GOAL 1: Provide decent, safe, adequate and affordable housing in sufficient quantities for all economic segments of the community.

POLICY 1.1: The City will annually monitor progress on implementing the housing program.

The intent of this policy is to ensure consistency within and between General Plan elements, the Zoning Ordinance,a nd the Subdivision Code, and to identify any disparities between the City's regulations and reality. The zoning and subdivision improvement standards are to be examined in order to determine if modification is necessary in order to best achieve housing and other City objectives.

Responsible Agency:	City Administrator
Quantified Objective:	None
Program 1.1:	The City Administrator, City Planner, and City Engineer shall annually report to the City Council and City Planning Commission in a joint workshop session regarding the status of the City General Plan, the Zoning Code, the Subdivision Code, and impediments to growth in the community. The report will document problems and further define solutions such as changes to ordinances and regulations. A copy of this report will be sent to the state Department of Housing and Community Development.
Target Date:	Annually starting in 1995.
Financing:	General Fund

POLICY 1.2: The City shall continue and enhance code enforcement efforts.

The intent of this policy is to document policies to define illegal, unsafe, and non-conforming units, identify the rights of tenants and owners, and specify abatement procedures. The zoning and *subdivision improvement standards are to be examined in order to determine if modification is necessary in order to best achieve housing and other City objectives.*

Responsible Agency:	City Administrator
Quantified Objective:	Conservation (2 units) Rehabilitation (2 units)
Program 1.2:	The City Administrator, Police Chief, and City Building Inspector shall continue ongoing efforts to address illegal, unsafe, and/or non-conforming units. The staff shall recommend policies and identify a process to address these issues.
Target Date:	1996/97
Financing:	General Fund

POLICY 1.3: The City shall continue ongoing efforts to fast-track all applications in order to promote the construction of housing.

The intent of this policy is to promote continued fast-track processing of developments that are consistent with the General Plan and Zoning.

Responsible Agency:	City Administrator
Quantified Objective:	New Construction (85 moderate income units)
Program 1.3:	The staff shall continue current efforts to document, standardize, and fast-track the application process.
Target Date:	1998
Financing:	General Fund; development fees

POLICY 1.4 The City shall continue to utilize the services of the Amador/Tuolumne Community Action Agency to provide fair housing information and counseling.

The intent of this policy is to have the Community Action Agency continue to provide fair housing information and referrals for Ione.

Responsible Agency:	City Administrator
Quantified Objective:	None
Program 1.4:	The staff shall confirm through a letter of understanding, that the Agency is and will continue to

provide fair housing information and referrals consistent with State requirements. The staff shall also ensure that the residents of Ione are advised of the service and educated about its function, by preparing and posting an informational fair housing bulletin. This bulletin will be available at City Hall, and shall be posted at the local grocery store and the City Hall bulletin board. The staff will investigate and implement other opportunities to disseminate this information to lower income households and special needs households within the City.

Target Date:	1994
Financing:	General Fund

GOAL 2: Maintain adequate land within the various land use categories to allow development of housing to meet projected demand for high-density units.

POLICY 2.1: The City shall maintain minimum zone densities for residential designations.

The intent of this policy is to create a regulatory basis for requiring higher densities in the higher density zones, and thereby preclude market-driven down-zoning in those districts of the City.

Responsible Agency:	City Administrator
Quantified Objective:	None
Program 2.1:	The City Planner shall identify and recommend for adoption, minimum densities for the R-2 and R-3 zones. The staff shall prepare a report on this issue and make a recommendation to the Council.
Target Date:	1995
Financing:	General Fund

POLICY 2.2: The City shall adopt a high-density (R-4) zone allowing densities in excess of 29 units per acre.

The potential R-4 zone would eliminate an existing minor inconsistency with the General plan, and create another opportunity for greater density in the City.

Responsible Agency:	City Administrator
Quantified Objective:	None

Program 2.2:	The City Planner shall analyze and report to the City Council regarding the implications of adopting an R-4 zone in the City, with densities in excess of 30 dwelling units per acre. The staff shall prepare an analysis of this issue and make a recommendation to the Council.
Target Date:	1996
Financing:	General Fund

POLICY 2.3: The City shall implement a density bonus program to encourage very low and low income housing.

The density bonus is currently mandated by State law. This will ensure it is a visible part of the regulations in order to encourage developers to invoke it. The program allows the developer to build more units than allowed by the base zoning, which serve to subsidize the required very low income and low income units.

Responsible Agency:	City Administrator
Quantified Objective:	New Construction (15 middle income units)
Program 2.3:	The City Planner shall prepare the appropriate reports and recommendations to allow a 25 percent density bonus for projects that provide set aside units for very low and low income units. The staff shall contact HCD for a model density bonus ordinance, and prepare a localized version for presentation to the Council.
Target Date:	1995
Financing:	General Fund

POLICY 2.4: The City shall maintain an adequate and reasonable supply of land in all residential zone designations.

The intent of this policy is to stimulate the provision of low and moderate income housing.

Responsible Agency:	City Administrator
Quantified Objective:	New Construction (15 middle income units)
Program 2.4:	The City Planner shall initiate the process of rezoning of appropriate parcels for higher density uses (R-2, R-3, R-4, MP). The staff shall prepare a recommendation to rezone for the Council.

Target Date:	1995
Financing:	General Fund

GOAL 3: Ensure availability of adequate housing for special needs groups including elderly, physically disabled, large families, female heads of households and homeless.

POLICY 3.1: The City shall cooperate in the provision of housing opportunities for seniors.

The intent of this policy is to provide programs and services particularly suited to the needs of elderly households.

Responsible Agency:	City Administrator
Quantified Objective:	Assisted Units (1 shared unit)
Program 3.1:	In addition to Measures 6.1 and 8.1, the City Administrator will also request that the non-profit entity develop a shared housing program for elderly households. The staff shall coordinate with a non-profit entity to develop (if feasible) the shared housing programs.
Target Date:	1995
Financing:	General Fund

POLICY 3.2: The City shall cooperate in the provision of housing opportunities for female-headed households with children.

The intent of this policy is to provide programs and services particularly suited to the needs of female-headed households with children.

Responsible Agency:	City Administrator
Quantified Objective:	Assisted Units (1 shared unit)
Program 3.2:	In addition to Measures 6.1 and 8.1, the City Administrator will also request that the non-profit entity develop a shared housing program for female-headed households. The staff shall coordinate with a non-profit entity to develop (if feasible) the shared housing programs.

Target Date:	1995
Financing:	General Fund

POLICY 3.3: The City shall continue to enforce all state and federal handicap accessibility requirements.

The intent of this policy is to comply with legal requirements and ensure that modifications/construction of housing and neighborhood improvements will be accessible to all individuals.

Responsible Agency:	City Administrator
Quantified Objective:	None
Program 3.3:	The City Building Inspector shall implement this measure through ongoing plan check and inspection activities.
Target Date:	Ongoing
Financing:	General Fund; application/permit fees

POLICY 3.4: The City shall encourage the provision of housing that accommodates the special accessibility needs of the elderly and the physically challenged.

The intent of this policy is to identify easy to implement inexpensive special design features that can be identified for developers, and that will allow special accommodation for these needs groups.

Responsible Agency:	City Administrator
Quantified Objective:	Assisted Units (5 handicap\elderly accessible units)
Program 3.4:	The City Building Inspector and City Planner shall perform a literature search to identify design innovations for accommodating the special needs of the elderly and physically challenged. In coordination with HCD and the CSPC, the staff shall perform a literature search and compile recommended design specifications for design features as described.
Target Date:	1995/96
Financing:	General Fund

POLICY 3.5: The City shall encourage developers to include a percentage of affordable units for large families.

The intent of this policy is to provide programs and services particularly suited to the needs of elderly households.

Responsible Agency: City Administrator

Quantified Objective: Assisted Units (3 four- or five-bedroom units)

Program 3.5: The City Planner shall encourage all developers with affordable housing obligations to include four- and five-bedroom units.

Target Date: 1998

Financing: General Fund

POLICY 3.6: The City shall cooperate in the provision of housing opportunities for the homeless.

It is the City's intent to cooperate with other jurisdictions and agencies in the County that are providing services to homeless households.

Responsible Agency: City Administrator; non-profit entity

Quantified Objective: Assisted Housing (5 homeless households)

Program 3.6: The City Administrator shall contact the neighboring cities and the county to determine available housing opportunities for the homeless. Staff shall also coordinate with the non-profit entity to develop transitional housing programs. The City Planner shall recommend a text change to the Zoning Ordinance to identify zones in which homeless facilities could be located.

Target Date: 1996/97

Financing: General Fund

GOAL 4: All residential developments of ten units or more shall provide a minimum of ten percent of the units affordable to very low or low income households.

POLICY 4.1: A minimum of ten percent of all residential developments over 10 units shall be affordable for very low (5 percent) and low (5 percent) income households.

The intent of this policy is to expand the continued implementation of a ten-percent affordable housing requirement, and to ensure that these units are spread throughout the development and not isolated into one area.

Responsible Agency:	City Administrator
Quantified Objective:	New construction (15 units)
Program 4.1:	The City Planner shall prepare the necessary reports and recommendations to amend the General Plan and Zoning Ordinance to ensure that a minimum of ten percent of all residential developments over 10 units shall be affordable for very low (5 percent) and low (5 percent) income households. Alternatively the developer may choose to contribute buildable lots and development and construction costs to a qualified, willing non-profit entity to construct self-help housing. No more than ten percent of all the affordable units shall be concentrated in any one location in the project. In general, affordable units are to be fully integrated throughout the development in a manner that precludes the isolation of lower income households from others. Practical exceptions shall be considered for certain multi-family and/or apartment designs. Smaller lots, corner-duplex units, and special variances from standard rear setbacks shall be encouraged for the affordably designed homes, where feasible and where acceptable neighborhood design permits. Other incentives will be considered.
Target Date:	1995
Financing:	General Fund

POLICY 4.2: Where feasible, and City finances will permit, the City shall waive or subsidize the cost of rear yard setback variances and other construction and inspection fees for affordable units.

The intent of this policy is to create financial incentives for providing affordable units in all Ione housing developments.

Responsible Agency:	City Administrator
Quantified Objective:	None
Program 4.2:	The City Administrator and City Planner shall evaluate and make a recommendation to the Council regarding waiver or subsidy of rear yard setback variances, and other construction and inspection fees for affordable units. The staff shall prepare the necessary reports and recommendations to Council.

Target Date:	1996
Financing:	General Fund

GOAL 5: Promote energy conservation.

POLICY 5.1: The City shall cooperate and actively promote weatherization and energy conservation programs offered through local service and utility providers.

The intent of this policy is to continue ongoing efforts to promote energy conservation in homes and businesses by ensuring the education of local officials and the public in available programs.

Responsible Agency:	City Administrator
Quantified Objective:	Rehabilitation (3 units)
Program 5.1:	The City Building Inspector shall collect information regarding available programs to be included with building permits.
Target Date:	1995
Financing:	General Fund

GOAL 6: Provide for the City of Ione's regional share of new housing for all income groups.

POLICY 6.1: The City shall establish a formal relationship with one or more non-profit entities and the Central Sierra Planning Council for the sole purpose of building affordable housing and providing housing services to the qualified residents of Ione.

The intent of this policy is to have an appropriately experienced entity deliver these services. The City has neither the staff nor the expertise to fulfill this role. It is desired that CDBG, Section 8, and the State Home Ownership Program be pursued, among other programs. Fair Housing services would continue to be provided by the Community Action Agency, or could be provided by one of these entities.

Responsible Agency:	City Administrator
Quantified Objective:	Assisted Units (25)
Program 6.1:	The staff shall coordinate with these and other entities that could fulfill these roles, and take the appropriate steps to recommend that the Council formally execute an agreement or letter of understanding with these entities. Contacts shall be made with the

Amador/Tuolumne Community Action Agency regarding housing rehabilitation, weatherization, and fair housing issues; the Rural California Housing Corporation regarding development and rehabilitation of housing; and the Gray Panthers of El Dorado, Amador, and Placer Counties regarding senior housing.

Target Date: 1994

Financing: General Fund

POLICY 6.2: The City shall develop guidelines for the use of Redevelopment Housing Set-Aside funds to be derived from future redevelopment projects.

The City is in the process of establishing a redevelopment agency. The intent of this policy is to utilize redevelopment funds to provide affordable housing for low and moderate income households as specified in redevelopment law.

Responsible Agency: City Administrator; Redevelopment Agency

Quantified Objective: Assisted Units (10)

Program 6.2: The City Administrator and City Planner shall develop and provide to the Council recommended guidelines for the distribution of these funds, once available.

Target Date: 1995 (following establishment of the Redevelopment Agency)

Financing: Redevelopment Agency

GOAL 7: Preserve Ione's overall identity and character by supporting a mix of housing types which preserve and complement the City's existing housing supply.

POLICY 7.1: The City shall identify and implement design standards that promote traditional neighborhood design.

The intent of this policy is to stop the trend of housing design where the dominant feature is the automatic garage door. This design is unattractive and it precludes neighborhood relationships from developing. Where it has been used studies have shown that neighborhoods are less cohesive and less safe. The traditional style of design emphasizes Ione's small town roots and identity.

Responsible Agency: City Administrator

Quantified Objective: None

Program 7.1:	The City Planner and City Engineer shall identify design standards that promote traditional neighborhood design (e.g. front porches, garages situated behind the primary dwelling, narrower streets with on-street parking to encourage pedestrian activity). Cul-de-sacs shall be generally discouraged. Pedestrian linkages where cul-de-sacs are allowed shall be required. Grid street design as opposed to curvilinear design shall be required where terrain permits. The staff shall prepare the necessary reports and recommendations to amend the Zoning Ordinance.
Target Date:	1996
Financing:	General Fund

POLICY 7.2: The City Planner shall prepare the appropriate ordinance and guidelines to allow second residential units (granny flats).

The intent of this policy is to encourage families to provide housing opportunities for students, grown children, and elderly that encourage an extension of household ties and creates small, affordable housing opportunities. These units shall be encouraged to be attached.

Responsible Agency:	City Administrator
Quantified Objective:	New construction (5 units)
Program 7.2:	The City Planner shall prepare the appropriate ordinance and guidelines to allow second residential units (granny flats) of a certain maximum size, to be allowed by right in R-1 zones, where all setbacks are met and the proposed design is architecturally complementary to the primary dwelling.
Target Date:	1995
Financing:	General Fund

POLICY 7.3: The City shall continue to maintain existing zoning of mobile home parks in the City.

The intent of this policy is to preserve the existing 91 mobile homes in the City, and continue to provide opportunities for this type of housing throughout the City.

Responsible Agency:	City Administrator
Quantified Objective:	New Construction (10 mobile home units)

Program 7.3:	The City Planner shall report to the Council regarding existing MP zoning and recommendations to rezone additional land to this designation.
Target Date:	Ongoing
Financing:	General Fund

POLICY 7.4: If determined to be feasible, the City shall lower the parking standard for multi-family uses.

The intent of this policy is to lower the cost of multi-family housing by decreasing the per-unit parking requirements from two spaces to one space.

Responsible Agency:	City Administrator
Quantified Objective:	None
Program 7.4:	The City Planner shall analyze and make a recommendation regarding decreasing the City parking requirement for multi-family housing.
Target Date:	1994
Financing:	General Fund

POLICY 7.5: The City shall require all residential developments to provide open space and/or organized recreational opportunities.

The intent of this policy is ensure access to parks and recreation opportunities for all households.

Responsible Agency:	City Administrator
Quantified Objective:	None
Program 7.5:	The City Planner shall analyze and make a recommendation regarding implementing a requirement for on-site or conveniently accessible open space and organized recreational opportunities for all neighborhoods and new developments.
Target Date:	1994
Financing:	General Fund

POLICY 7.6: The City shall ensure proper planning for and availability of appropriate infrastructure and services to adequately meet the needs of existing and new development.

The intent of this policy is to ensure the availability of services and infrastructure prior to new development taking place.

Responsible Agency:	City Administrator
Quantified Objective:	None
Program 7.6:	City staff shall analyze infrastructure and service needs, in coordination with service and utility providers.
Target Date:	Ongoing
Financing:	General Fund

GOAL 8: Maintain and preserve the City's existing housing stock.

POLICY 8.1: The City shall implement a rehabilitation program for existing housing stock.

The intent of this policy is to assist property owners in the repair and maintenance of their housing units. Low and moderate income families are to be the primary beneficiaries of the program. Both rental and owned units are to eligible for assistance, including mobile homes.

Responsible Agency:	City Administrator; Non-Profit Entity
Quantified Objective:	Rehabilitation (10 units) Conservation (4 units)
Program 8.1:	The City Administrator, City Planner, and City Building Inspector will develop and implement a housing rehabilitation program to assist property owners in the repair and maintenance of their housing units. Rehabilitation will be encouraged through both private action and available public programs. In conjunction with Policy 6.1, the City will seek the assistance of a non-profit entity to secure available funding for rehabilitation in the City. The City will also consider waiver, reduction, or possibly subsidy of buildings permits issued to low-income households, for rehabilitation of their unit. Following implementation of Program 6.1, the City staff will begin the development of this program with the non-profit entity.

Target Date:	1995
Financing:	General Fund; FmHA Section 202 and CBDG.

POLICY 8.2: The City shall implement a permit process for all residential demolitions.

The intent of this policy is to encourage preservation of existing housing stock.

Responsible Agency:	City Administrator; City Building Inspector
Quantified Objective:	Conservation (4 units)
Program 8.2:	The City Administrator and City Building Inspector shall recommend amendment of the City Code to include a Demolition Permit for residential structures.
Target Date:	1995
Financing:	General Fund

9.2 1992 Housing Program Summary

The goals and actions, and their relationship to the required Quantified Objectives are summarized in Table 16.2, 1994 Housing Program Implementation Table.

TABLE 16.2
1994 HOUSING PROGRAM IMPLEMENTATION TABLE

Goal #	Policy #	Summary	Quantified Objective	Program Due Date	Progress toward Implementation
Goal 1	Decent housing for all				
	1.1	Annual report	0	1995	
	1.2	Code enforcement	2 conserved units 2 rehabilitated units	1996/97	
	1.3	Fast-track application processing	85 new moderate income units	1998	
	1.4	Fair Housing Services	0	1994	
Goal 2	Maintain residentially zoned land base				
	2.1	Minimum densities	0	1995	
	2.2	Adopt R-4 zone	0	1996	
	2.3	25% density bonus	15 new middle income units	1995	
	2.4	Rezoning existing SP and commercial/ industrial land	15 new middle income units	1995	
Goal 3	Special needs groups				
	3.1	Elderly	1 assisted shared unit	1995	
	3.2	Female-headed households	1 assisted shared unit	1995	
	3.3	Handicap accessibility	0	Ongoing	
	3.4	Design for accessibility	5 assisted accessible units	1995/96	
	3.5	Large families	3 assisted 4- or 5-bedroom units	1998	
	3.6	Homeless	5 assisted homeless households	1996/97	
Goal 4	10% affordable units requirement				
	4.1	Minimum 10 percent requirement for very low and low income	15 very low and low income new units	1995	
	4.2	Fee waivers/subsidy	0	1996	

TABLE 16.2
1994 HOUSING PROGRAM IMPLEMENTATION TABLE

Goal #	Policy #	Summary	Quantified Objective	Program Due Date	Progress toward Implementation
Goal 5	Energy conservation				
	5.1	Weatherization	3 rehabilitated units	1995	
Goal 6	Accommodate regional fair share				
	6.1	Affiliate with a non-profit	25 assisted units	1994	
	6.2	Guidelines for redevelopment set-aside	10 assisted units	1995	
Goal 7	Preserve city character and identity				
	7.1	Neighborhood design requirements	0	1996	
	7.2	Second residential unit ordinance	5 new very low and low income units	1995	
	7.3	Maintain MP zoning	10 new middle income mobile home units	Ongoing	
	7.4	Parking requirements	0	1994	
	7.5	Park and recreation requirements	0	1994	
	7.6	Planning for infrastructure, services, and utilities	0	Ongoing	
Goal 8	Maintain existing housing stock				
	8.1	Rehabilitation program	10 rehabilitated units 4 conserved units	1995	
	8.2	Demolition permits	4 conserved units	1995	
TOTAL UNITS 220					

10.0 QUANTIFIED OBJECTIVES

10.1 1989 Quantified Objectives

The 1989 Housing Element established the following Quantified Objectives:

"Lower" Income Units	65
Other New Construction	102
Rehabilitated Units	60
Conserved Affordable Units	8

No specifically designated low income units have been created in the last five years. However, as discussed earlier under Section 4.0, Ione's market rate housing generally meets affordability criteria. Given the construction of 83 new houses in the last five years, the first two objectives appear to have been partially (50 percent) met.

Building permit data researched for the last five years shows 23 remodeled/rehabilitated units. This indicates that the third objective was partially (38 percent) met.

Building permits data for the last five years shows 1 demolished unit. While no conclusion can be drawn regarding how many units of the affordable stock were conserved, this number is minimal and not significant.

10.2 1994 Quantified Objectives

Ione currently has 1,075 dwelling units and over 4,400 living in group quarters. It is arguable that the City is doing much more than its fair share regionally to provide housing. Additionally, as shown earlier, there is currently affordable housing in Ione for every income group.

The problem Ione faces, albeit not alone, is a slow economy. The City's largest development, Castle Oaks, continues to face financial and economic set-backs preventing buildout.

Therefore, the basis from which Ione defines its 1994 Quantified Objectives, is one of reality. Pursuant to Government Code Section 65583, this Element Update sets forth the following reasonable quantified housing objectives by income group (Table 17, Objectives By Income Category).

TABLE 17
OBJECTIVES BY INCOME CATEGORY

INCOME CATEGORY	TOTAL	VERY LOW	LOW	MIDDLE	MODERATE
New Construction Units	145	8	12	40	85
Assisted Units	50	30	20	0	0
Rehabilitation	15	10	5	0	0
Conservation	10	5	5	0	0
TOTAL	220	53	42	40	85

These objectives fulfil 60 percent of the Regional Housing Needs Allocation for Ione (see Section 4.2).

The programs recommended in Section 9 include quantified objectives (estimates of the number of households that could potentially benefit from the programs or the number of dwelling units that could result). The City recognizes that its quantified objectives fall 40 percent short of fulfilling the CSPC regional housing allocation for all income groups. However, the City has set its objectives based on the level of effort it can reasonably make to address its housing needs. This level of effort is based on the availability of state and federal funding for which Ione may be eligible and which the City could reasonably expect to obtain, the percentage of affordable housing that is financially feasible for private developers to provide, and the extent to which the City can mitigate public facility and environmental constraints without adversely impacting the City's quality of life.

11.0 APPENDICES

11.1 1990 CENSUS DATA

STATE OF CALIFORNIA
PETE WILSON, *Governor*

DEPARTMENT OF FINANCE
915 L STREET
SACRAMENTO, CA 95814-4998

1990 Census

STF 1 Standard Profile

The information contained in the enclosed report was generated from Summary Tape File 1 (STF1). If any questions arise concerning these data please contact the State Census Data Center, 915 L Street, Sacramento, CA 95814. Telephone (916) 323-2201.

Information provided on Summary Tape File 1A comes from questions asked of every person and for every housing unit during the census. It includes population data on household relationship, sex, race, age, marital status, and Hispanic origin. Housing data cover number of units in structure, number of rooms in unit, tenure (owned or rented), value of home or monthly rent, persons per household, and vacancy characteristics.

The concept of race as used by the Census Bureau reflects self-identification; it does not denote any clearcut scientific definition of biological stock. The racial categories used are White, Black, (American Indian, Eskimo, or Aleut), Asian or Pacific Islander and Other Race. The "other race" includes provisions for a write-in space.

Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire -- "Mexican," "Puerto Rican,", or "Cuban" as well as those who indicated that they were of "other Spanish/Hispanic" origin. Hispanic origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the U.S. **Persons of Hispanic origin may be of any race.**

Urban/rural status was not determined before the release of STF1A in May 1990. Therefore, data for urban and rural will be represented by "--" to indicate the data are not defined for this file.

Review of detailed 1990 information indicated that respondents tended to provide their age as of the date of completion of the questionnaire, not their age as of April 1, 1990. In addition, there may have been a tendency for respondents to round up their age if they were close to having a birthday. It is likely that approximately 10 percent of persons in most age groups are actually 1 year younger. For most single years of age, the misstatements are largely offsetting. The reporting of age 1 year older than age on April 1, 1990 is likely to have been greater in areas where the census data were collected later in 1990.

A list of selected data items and their location is below:

Page

Population 1
Persons by Age, Race and Sex 2
Household Type and Relationship. 3-4
Vacancy Status 5
Tenure by Age of Householder. 6
Housing Value, Contract Rent & Race of Householder 7
Units in Structure by Type 8

SELECTED 1990 CENSUS DEFINITIONS

AGE: The age classification is based on the age of the person in completed years as of April 1, 1990. See note on cover letter regarding age.

CONTRACT RENT: Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

FAMILY HOUSEHOLDS: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include nonrelatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

GROUP QUARTERS: Includes all persons not living in households. Two general categories of group quarters are recognized: 1) institutionalized persons and 2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.

HOUSEHOLDER: The person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1. If there is no such person in the household, any adult household member 15 years or over could be designated as the householder.

HOUSEHOLDS: Includes all the persons who occupy a housing unit. Persons not living in households are classified as living in group quarters.

HOUSING UNITS: Includes a house, an apartment, a mobile home, a group of rooms or a single room that is occupied (if vacant, is intended for occupancy) as separate living quarters.

NONFAMILY HOUSEHOLDS: Includes a householder living alone or with nonrelatives only.

OWNER-OCCUPIED HOUSING UNITS: Includes only one-family houses on less than 10 acres without a business or medical office on the property.

SEASONAL, RECREATIONAL, OR OCCASIONAL USE: Includes vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year.

VACANT HOUSING UNITS: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant.

VALUE: Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale.

STATE: CALIFORNIA COUNTY: AMADOR PLACE: Ione city

P1/4. PERSONS BY URBAN/RURAL RESIDENCE (UNIVERSE: PERSONS)

TOTAL	6516
URBAN:	
INSIDE URBANIZED AREAS	0
OUTSIDE URBANIZED AREAS	6516
RURAL	0
NOT DEFINED FOR THIS FILE	0

P5. SEX (UNIVERSE: PERSONS)

MALE	5345
FEMALE	1171

P6/7. RACE (UNIVERSE: PERSONS)

WHITE	4243
BLACK	1567
AMERICAN INDIAN, ESKIMO OR ALEUT	98
AMERICAN INDIAN	98
ESKIMO	0
ALEUT	0
ASIAN OR PACIFIC ISLANDER	51
ASIAN:	
CHINESE	2
FILIPINO	11
JAPANESE	6
ASIAN INDIAN	1
KOREAN	1
VIETNAMESE	4
CAMBODIAN	0
HMONG	0
LAOTIAN	0
THAI	2
OTHER ASIAN	15
PACIFIC ISLANDER	
POLYNESIAN:	
HAWAIIAN	6
SAMOAN	1
TONGAN	0
OTHER POLYNESIAN	0
MICRONESIAN:	
GUAMANIAN	0
OTHER MICRONESIAN	0
MELANESIAN	0
PAC. ISL., NOT SPECIFIED	2
OTHER RACE	557

P2. FAMILIES (UNIVERSE: FAMILIES)

TOTAL	608

P13. HISPANIC ORIGIN BY SEX BY AGE (UNIVERSE: PERSONS OF HISP. ORIGIN)

	MALE	FEMALE
TOTAL	1381	64
UNDER 1 YEAR	3	0
1 AND 2 YEARS	3	3
3 AND 4 YEARS	4	2
5 YEARS	3	4
6 YEARS	2	0
7 TO 9 YEARS	9	6
10 AND 11 YEARS	2	3
12 AND 13 YEARS	2	3
14 YEARS	0	3
15 YEARS	2	0
16 YEARS	7	0
17 YEARS	7	0
18 YEARS	42	0
19 YEARS	80	0
20 YEARS	94	2
21 YEARS	89	2
22 TO 24 YEARS	211	4
25 TO 29 YEARS	319	11
30 TO 34 YEARS	213	5
35 TO 39 YEARS	157	5
40 TO 44 YEARS	65	3
45 TO 49 YEARS	35	2
50 TO 54 YEARS	10	1
55 TO 59 YEARS	11	2
60 AND 61 YEARS	3	0
62 TO 64 YEARS	4	1
65 TO 69 YEARS	2	0
70 TO 74 YEARS	1	1
75 TO 79 YEARS	0	0
80 TO 84 YEARS	0	0
85 YEARS AND OVER	1	1

P9. HISPANIC ORIGIN (UNIVERSE: PERSONS)

NOT OF HISPANIC ORIGIN	5071
HISPANIC ORIGIN:	
MEXICAN	1389
PUERTO RICAN	5
CUBAN	4
OTHER HISPANIC	47

P3. HOUSEHOLDS (UNIVERSE: HOUSEHOLDS)

TOTAL	856

P8/10. PERSONS BY HISPANIC ORIGIN BY RACE (UNIVERSE: PERSONS)

NOT OF HISPANIC ORIGIN:	
WHITE	3317
BLACK	1561
AMERICAN INDIAN, ESKIMO, OR ALEUT	89
ASIAN OR PACIFIC ISLANDER	47
OTHER RACE	57
HISPANIC ORIGIN	1445
WHITE	926
BLACK	6
AMERICAN INDIAN, ESKIMO, OR ALEUT	9
ASIAN OR PACIFIC ISLANDER	4
OTHER RACE	500

P14. SEX BY MARITAL STATUS (UNIVERSE: PERSONS 15 YEARS & OVER)

	MALE	FEMALE
NEVER MARRIED	2700	134
NOW MARRIED, EXCEPT SEPARATED	1114	499
SEPARATED	169	27
WIDOWED	178	102
DIVORCED	884	115

P17. PERSONS IN FAMILIES (UNIVERSE: PERSONS IN FAMILIES)

TOTAL	1905

P17A. PERSONS PER FAMILY (UNIVERSE: PERSONS IN FAMILIES)

PERSONS PER FAMILY	3.13

MEDIAN AGE	28.5

STATE: CALIFORNIA   COUNTY: AMADOR   PLACE: Ione city

P11. AGE (UNIVERSE: PERSONS)

AGE IN YEARS	PERSONS	AGE IN YEARS	PERSONS	AGE IN YEARS	PERSONS
UNDER 1 YEAR	37	17 YEARS	58	50 TO 54 YEARS	151
1 AND 2 YEARS	78	18 YEARS	155	55 TO 59 YEARS	125
3 AND 4 YEARS	80	19 YEARS	296	60 AND 61 YEARS	46
5 YEARS	38	20 YEARS	324	62 TO 64 YEARS	60
6 YEARS	43	21 YEARS	281	65 TO 69 YEARS	92
7 TO 9 YEARS	131	22 TO 24 YEARS	689	70 TO 74 YEARS	68
10 AND 11 YEARS	88	25 TO 29 YEARS	1128	75 TO 79 YEARS	56
12 AND 13 YEARS	67	30 TO 34 YEARS	936	80 TO 84 YEARS	47
14 YEARS	32	35 TO 39 YEARS	653	85 YEARS AND OVER	19
15 YEARS	27	40 TO 44 YEARS	436	PERSONS UNDER 18 YEARS	719
16 YEARS	40	45 TO 49 YEARS	235	PERSONS 65 YEARS AND OVER	282

P12. PERSONS BY AGE, RACE AND SEX (UNIVERSE: PERSONS)

	WHITE		BLACK		AMERICAN INDIAN, ESKIMO OR ALEUT		ASIAN OR PACIFIC ISLANDER		OTHER RACE	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
TOTAL	3155	1088	1556	11	57	41	42	9	535	22
UNDER 1 YEAR	13	19	0	0	1	3	0	0	1	0
1 AND 2 YEARS	37	36	0	0	3	1	0	0	1	0
3 AND 4 YEARS	39	37	0	0	1	1	0	0	1	1
5 YEARS	19	16	0	0	0	0	0	0	1	2
6 YEARS	15	21	1	0	2	2	0	0	2	0
7 TO 9 YEARS	53	66	1	0	4	1	2	0	2	2
10 AND 11 YEARS	43	36	2	1	1	1	1	0	1	2
12 AND 13 YEARS	34	26	1	1	1	2	1	0	0	1
14 YEARS	14	14	0	0	2	0	0	0	0	2
15 YEARS	14	8	0	0	1	1	1	1	1	0
16 YEARS	17	13	6	0	0	2	0	1	1	0
17 YEARS	19	14	14	0	0	0	3	1	7	0
18 YEARS	65	10	50	1	2	0	4	0	23	0
19 YEARS	126	16	104	0	2	1	7	0	40	0
20 YEARS	121	14	134	0	5	0	4	0	46	0
21 YEARS	114	12	107	0	2	0	3	1	42	0
22 TO 24 YEARS	320	33	243	0	6	2	5	0	79	1
25 TO 29 YEARS	557	93	357	1	3	3	1	0	109	4
30 TO 34 YEARS	498	103	248	1	3	3	3	1	74	2
35 TO 39 YEARS	356	78	153	1	5	4	0	0	53	3
40 TO 44 YEARS	226	86	84	3	4	3	1	0	28	1
45 TO 49 YEARS	135	51	25	1	0	3	4	3	13	0
50 TO 54 YEARS	82	48	15	0	1	2	0	0	3	0
55 TO 59 YEARS	64	46	6	0	2	2	1	0	3	1
60 AND 61 YEARS	26	14	3	0	2	0	0	0	1	0
62 TO 64 YEARS	27	31	0	0	0	0	1	0	1	0
65 TO 69 YEARS	48	38	1	0	1	2	0	0	2	0
70 TO 74 YEARS	32	35	0	0	1	0	0	0	0	0
75 TO 79 YEARS	17	36	1	1	1	0	0	0	0	0
80 TO 84 YEARS	18	29	0	0	0	0	0	0	0	0
85 YEARS AND OVER	6	9	0	0	1	2	0	1	0	0

SOURCE: CENSUS OF POPULATION AND HOUSING, 1990: SUMMARY TAPE FILE 1 (MACHINE-READABLE DATA FILE)

STATE: CALIFORNIA COUNTY: AMADOR PLACE: Ione city

P15. HOUSEHOLD TYPE AND RELATIONSHIP (UNIVERSE: PERSONS)

IN FAMILY HOUSEHOLDS:	
HOUSEHOLDER	608
SPOUSE	483
CHILD:	
NATURAL-BORN OR ADOPTED	663
STEPCHILD	68
GRANDCHILD	38
OTHER RELATIVES	45
NONRELATIVES	50
IN NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	198
HOUSEHOLDER NOT LIVING ALONE	50
NONRELATIVES	68
IN GROUP QUARTERS:	
INSTITUTIONALIZED PERSONS	4228
OTHER PERSONS IN GROUP QUARTERS	17

P16. HOUSEHOLD SIZE AND HOUSEHOLD TYPE (UNIVERSE: HOUSEHOLDS)

1 PERSON:	
MALE HOUSEHOLDER	78
FEMALE HOUSEHOLDER	120
2 OR MORE PERSONS:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	251
NO RELATED CHILDREN	232
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	21
NO RELATED CHILDREN	18
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	67
NO RELATED CHILDREN	19
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	33
FEMALE HOUSEHOLDER	17

P20. HOUSEHOLD TYPE (UNIVERSE: HOUSEHOLDS WITH HOUSEHOLDER OF HISPANIC ORIGIN)

FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	14
NO RELATED CHILDREN	6
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	1
NO RELATED CHILDREN	2
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	4
NO RELATED CHILDREN	0
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	9
HOUSEHOLDER NOT LIVING ALONE	5

P18. AGE OF HOUSEHOLD MEMBERS BY HOUSEHOLD TYPE (UNIVERSE: HOUSEHOLDS)

HOUSEHOLDS WITH 1 OR MORE PERSONS UNDER 18 YEARS:	
FAMILY HOUSEHOLDS:	
MARRIED COUPLE FAMILY	252
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	21
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	67
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	10
FEMALE HOUSEHOLDER	0
HOUSEHOLDS WITH NO PERSONS UNDER 18 YEARS	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY	231
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	18
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	19
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	101
FEMALE HOUSEHOLDER	137

P21. HOUSEHOLD TYPE AND RELATIONSHIP (UNIVERSE: PERSONS UNDER 18 YEARS)

IN HOUSEHOLDS:	
HOUSEHOLDER OR SPOUSE	1
OWN CHILD:	
IN MARRIED-COUPLE FAMILY	495
IN OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	30
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	92
OTHER RELATIVES	38
NONRELATIVES	22
IN GROUP QUARTERS:	
INSTITUTIONALIZED PERSONS	41
OTHER PERSONS IN GROUP QUARTERS	0

P24/25. HOUSEHOLDS BY HOUSEHOLD SIZE/TYPE BY AGE OF MEMBERS (UNIVERSE: HOUSEHOLDS)

	1-PERS-HSEHLD	2-OR-MORE-PERSONS HSEHLD FAMILY	2-OR-MORE-PERSONS HSEHLD NON-FAMILY
HOUSEHOLDS WITH:			
1 OR MORE PERSONS 60 YEARS AND OVER	100	156	10
NO PERSONS 60 YEARS AND OVER	98	452	40
1 OR MORE PERSONS 65 YEARS AND OVER	90	116	9
NO PERSONS 65 YEARS AND OVER	108	492	41

P26. HOUSEHOLD TYPE (UNIVERSE: HOUSEHOLDS)

HOUSEHOLDS WITH 1 OR MORE NONRELATIVES	91
HOUSEHOLDS WITH NO NONRELATIVES	765

SOURCE: CENSUS OF POPULATION AND HOUSING, 1990: SUMMARY TAPE FILE 1 (MACHINE-READABLE DATA FILE)

STATE: CALIFORNIA COUNTY: AMADOR PLACE: Ione city

P19. RACE OF HOUSEHOLDER BY HOUSEHOLD TYPE (UNIVERSE: HOUSEHOLDS)

WHITE:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	231
NO RELATED CHILDREN	225
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	18
NO RELATED CHILDREN	16
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	62
NO RELATED CHILDREN	17
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	190
HOUSEHOLDER NOT LIVING ALONE	41
BLACK:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	1
NO RELATED CHILDREN	1
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	2
NO RELATED CHILDREN	0
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	0
NO RELATED CHILDREN	1
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	3
HOUSEHOLDER NOT LIVING ALONE	0
AMERICAN INDIAN, ESKIMO, OR ALEUT:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	10
NO RELATED CHILDREN	4
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	0
NO RELATED CHILDREN	0

(CONTINUED)

P19. (CONTINUED)

FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	4
NO RELATED CHILDREN	1
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	2
HOUSEHOLDER NOT LIVING ALONE	4
ASIAN OR PACIFIC ISLANDER	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	2
NO RELATED CHILDREN	1
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	1
NO RELATED CHILDREN	1
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	0
NO RELATED CHILDREN	0
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	0
HOUSEHOLDER NOT LIVING ALONE	1
OTHER RACE	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	7
NO RELATED CHILDREN	1
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	0
NO RELATED CHILDREN	1
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	1
NO RELATED CHILDREN	0
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	3
HOUSEHOLDER NOT LIVING ALONE	4

P22. RELATIONSHIP AND AGE (UNIVERSE: PERSONS UNDER 18)

IN HOUSEHOLDS:	
HOUSEHOLDER OR SPOUSE	1
RELATED CHILD:	
OWN CHILD:	
UNDER 3 YEARS	104
3 AND 4 YEARS	70
5 YEARS	35
6 TO 11 YEARS	246
12 AND 13 YEARS	63
14 YEARS	29
15 TO 17 YEARS	70
OTHER RELATIVES:	
UNDER 3 YEARS	10
3 AND 4 YEARS	6
5 YEARS	0
6 TO 11 YEARS	11
12 AND 13 YEARS	1
14 YEARS	3
15 TO 17 YEARS	7
NONRELATIVES:	
UNDER 3 YEARS	1
3 AND 4 YEARS	4
5 YEARS	3
6 TO 11 YEARS	5
12 AND 13 YEARS	3
14 YEARS	0
15 TO 17 YEARS	6
IN GROUP QUARTERS	
INSTITUTIONALIZED PERSONS:	
UNDER 3 YEARS	0
3 AND 4 YEARS	0
5 YEARS	0
6 TO 11 YEARS	0
12 AND 13 YEARS	0
14 YEARS	0
15 TO 17 YEARS	41
OTHER PERSONS IN GROUP QUARTERS:	
UNDER 3 YEARS	0
3 AND 4 YEARS	0
5 YEARS	0
6 TO 11 YEARS	0
12 AND 13 YEARS	0
14 YEARS	0
15 TO 17 YEARS	0

SOURCE: CENSUS OF POPULATION AND HOUSING, 1990: SUMMARY TAPE FILE 1 (MACHINE-READABLE DATA FILE)

STATE: CALIFORNIA COUNTY: AMADOR PLACE: Ione city

H11. TENURE BY RACE OF HOUSEHOLDER (UNIVERSE: OCCUPIED HOUSING UNITS WITH HOUSEHOLDER OF HISPANIC ORIGIN)

OWNER OCCUPIED:	
WHITE	15
BLACK	0
AMERICAN INDIAN, ESKIMO OR ALEUT	0
ASIAN OR PACIFIC ISLANDER	0
OTHER RACE	4
RENTER OCCUPIED:	
WHITE	9
BLACK	0
AMERICAN INDIAN, ESKIMO OR ALEUT	0
ASIAN OR PACIFIC ISLANDER	0
OTHER RACE	13

H16. AGGREGATE ROOMS BY VACANCY STATUS (UNIVERSE: VACANT HOUSING UNITS)

TOTAL:	
FOR RENT	35
FOR SALE ONLY	40
RENTED OR SOLD, NOT OCCUPIED	62
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	39
FOR MIGRANT WORKERS	5
OTHER VACANT	70

H19/20. AGGREGATE PERSONS BY TENURE (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)

TOTAL	2271
OWNER OCCUPIED	1334
RENTER OCCUPIED	937

H21. PERSONS PER ROOM (UNIVERSE: OCCUPIED HOUSING UNITS)

0.50 OR LESS	508
0.51 TO 1.00	312
1.01 TO 1.50	34
1.51 TO 2.00	1
2.01 OR MORE	1

H12. TENURE BY AGE OF HOUSEHOLDER (UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
15 TO 24 YEARS	6
25 TO 34 YEARS	83
35 TO 44 YEARS	114
45 TO 54 YEARS	78
55 TO 64 YEARS	81
65 TO 74 YEARS	73
75 YEARS AND OVER	55
RENTER OCCUPIED:	
15 TO 24 YEARS	31
25 TO 34 YEARS	105
35 TO 44 YEARS	104
45 TO 54 YEARS	42
55 TO 64 YEARS	20
65 TO 74 YEARS	31
75 YEARS AND OVER	33

H17. PERSONS IN UNIT (UNIVERSE: OCCUPIED HOUSING UNITS)

1 PERSON	198
2 PERSONS	277
3 PERSONS	152
4 PERSONS	126
5 PERSONS	68
6 PERSONS	28
7 OR MORE PERSONS	7

H17A. PERSONS PER OCCUPIED HOUSING UNIT (UNIVERSE: OCCUPIED HOUSING UNITS)

PERSONS PER OCCUPIED HOUSING UNIT	2.65

H22. TENURE BY PERSONS PER ROOM (UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
0.50 OR LESS	319
0.51 TO 1.00	157
1.01 TO 1.50	14
1.51 TO 2.00	0
2.01 TO MORE	0
RENTER OCCUPIED:	
0.50 OR LESS	189
0.51 TO 1.00	155
1.01 TO 1.50	20
1.51 TO 2.00	1
2.01 OR MORE	1

H13/14. ROOMS (UNIVERSE: HOUSING UNITS)

TOTAL	4499
1 ROOM	5
2 ROOMS	62
3 ROOMS	80
4 ROOMS	186
5 ROOMS	274
6 ROOMS	184
7 ROOMS	74
8 ROOMS	28
9 OR MORE ROOMS	17

H15. AGGREGATE ROOMS BY TENURE (UNIVERSE: OCCUPIED HOUSING UNITS)

TOTAL:	
OWNER OCCUPIED	2730
RENTER OCCUPIED	1518

H18. TENURE BY PERSONS IN UNIT (UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
1 PERSONS	87
2 PERSONS	183
3 PERSONS	88
4 PERSONS	71
5 PERSONS	38
6 PERSONS	20
7 OR MORE PERSONS	3
RENTER OCCUPIED:	
1 PERSON	111
2 PERSONS	94
3 PERSONS	64
4 PERSONS	55
5 PERSONS	30
6 PERSONS	8
7 OR MORE PERSONS	4

H18A. PERSONS PER OCCUPIED HOUSING UNIT BY TENURE (UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED	2.72
RENTER OCCUPIED	2.56

SOURCE: CENSUS OF POPULATION AND HOUSING, 1990: SUMMARY TAPE FILE 1 (MACHINE-READABLE DATA FILE)

STATE: CALIFORNIA COUNTY: AMADOR PLACE: Ione city

P23. HOUSEHOLD TYPE AND RELATIONSHIP (UNIVERSE: PERSONS 65 YEARS AND OVER)

IN FAMILY HOUSEHOLDS:	
HOUSEHOLDER	95
SPOUSE	51
OTHER RELATIVES	19
NONRELATIVES	2
IN NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	
LIVING ALONE	17
NOT LIVING ALONE	3
FEMALE HOUSEHOLDER:	
LIVING ALONE	73
NOT LIVING ALONE	4
NONRELATIVES	7
IN GROUP QUARTERS:	
INSTITUTIONALIZED PERSONS	11
OTHER PERSONS IN GROUP QUARTERS	0

H1/4. HOUSING UNITS BY URBAN AND RURAL (UNIVERSE: HOUSING UNITS)

TOTAL	910
URBAN:	
INSIDE URBANIZED AREA	0
OUTSIDE URBANIZED AREA	910
RURAL	0
NOT DEFINED FOR THIS FILE	0

H2. OCCUPANCY STATUS (UNIVERSE: HOUSING UNITS)

OCCUPIED (HOUSEHOLDS)	856
VACANT	54

H5. VACANCY STATUS (UNIVERSE: VACANT HOUSING UNITS)

FOR RENT	8
FOR SALE ONLY	8
RENTED OR SOLD, NOT OCCUPIED	13
FOR SEASONAL, RECREATIONAL OR OCCASIONAL USE	8
FOR MIGRANT WORKERS	1
OTHER VACANT	16

P27. HOUSEHOLD TYPE AND HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)

FAMILY HOUSEHOLDS:	
2 PERSONS	238
3 PERSONS	146
4 PERSONS	123
5 PERSONS	66
6 PERSONS	28
7 OR MORE PERSONS	7
NONFAMILY HOUSEHOLDS:	
1 PERSON	198
2 PERSONS	39
3 PERSONS	6
4 PERSONS	3
5 PERSONS	2
6 PERSONS	0
7 OR MORE PERSONS	0

H3/9. TENURE BY RACE OF HOUSEHOLDER (UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED	490
WHITE	464
BLACK	4
AMERICAN INDIAN, ESKIMO OR ALEUT	15
ASIAN OR PACIFIC ISLANDER	3
OTHER RACE	4
RENTER OCCUPIED	366
WHITE	336
BLACK	4
AMERICAN INDIAN, ESKIMO OR ALEUT	10
ASIAN OR PACIFIC ISLANDER	3
OTHER RACE	13

H6. BOARDED-UP STATUS (UNIVERSE: VACANT HOUSING UNITS)

BOARDED UP	0
NOT BOARDED UP	54

H7. USUAL HOME ELSEWHERE (UNIVERSE: VACANT HOUSING UNITS)

VACANT, USUAL HOME ELSEWHERE	8
ALL OTHER VACANT	46

P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)

PERSONS IN GROUP QUARTERS	4245
INSTITUTIONALIZED PERSONS:	
CORRECTIONAL INSTITUTIONS	3464
NURSING HOMES	0
MENTAL (PSYCHIATRIC) HOSPITALS	0
JUVENILE INSTITUTIONS	764
OTHER INSTITUTIONS	0
OTHER PERSONS IN GROUP QUARTERS:	
COLLEGE DORMITORIES	0
MILITARY QUARTERS	0
EMERGENCY SHELTERS FOR HOMELESS	0
VISIBLE IN STREET LOCATIONS	0
OTHER NONINSTITUTIONAL GROUP QUARTERS	17

H8. RACE OF HOUSEHOLDER (UNIVERSE: OCCUPIED HOUSING UNITS)

WHITE	800
BLACK	8
AMERICAN INDIAN, ESKIMO OR ALEUT	25
ASIAN OR PACIFIC ISLANDER	6
OTHER RACE	17

H10. HISPANIC ORIGIN OF HOUSEHOLDER BY RACE OF HOUSEHOLDER (UNIVERSE: OCCUPIED HOUSING UNITS)

NOT OF HISPANIC ORIGIN:	
WHITE	776
BLACK	8
AMERICAN INDIAN, ESKIMO OR ALEUT	25
ASIAN OR PACIFIC ISLANDER	6
OTHER RACE	0
HISPANIC ORIGIN:	
WHITE	24
BLACK	0
AMERICAN INDIAN, ESKIMO OR ALEUT	0
ASIAN OR PACIFIC ISLANDER	0
OTHER RACE	17

SOURCE: CENSUS OF POPULATION AND HOUSING, 1990: SUMMARY TAPE FILE 1 (MACHINE-READABLE DATA FILE)

STATE: CALIFORNIA COUNTY: AMADOR PLACE: Ione city

H23. VALUE

(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

LESS THAN $15,000	0
$15,000 TO $19,999	1
$20,000 TO $24,999	0
$25,000 TO $29,999	1
$30,000 TO $34,999	1
$35,000 TO $39,999	1
$40,000 TO $44,999	8
$45,000 TO $49,999	3
$50,000 TO $59,999	16
$60,000 TO $74,999	53
$75,000 TO $99,999	152
$100,000 TO $124,999	116
$125,000 TO $149,999	39
$150,000 TO $174,999	13
$175,000 TO $199,999	6
$200,000 TO $249,999	3
$250,000 TO $299,999	1
$300,000 TO $399,999	0
$400,000 TO $499,999	1
$500,000 OR MORE	0
TOTAL	415

H23A/B/C/24. VALUE

(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

AGGREGATE VALUE	41472500
LOWER VALUE QUARTILE	78200
UPPER VALUE QUARTILE	116200
MEDIAN VALUE	95300

H30. VACANCY STATUS

(UNIVERSE: VACANT HOUSING UNITS)

SPECIFIED VACANT FOR RENT	8
SPECIFIED VACANT FOR SALE ONLY	6
ALL OTHER VACANTS	40

H31. AGGREGATE PRICE ASKED

(UNIVERSE: SPECIFIED VACANT-FOR-SALE ONLY HOUSING UNITS)

TOTAL	745000

H38. AGGREGATE RENT ASKED

(UNIVERSE: SPECIFIED VACANT-FOR-RENT HOUSING UNITS)

TOTAL	3400

H25. RACE OF HOUSEHOLDER

(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

WHITE	392
BLACK	4
AMERICAN INDIAN, ESKIMO, OR ALEUT	13
ASIAN OR PACIFIC ISLANDER	3
OTHER RACE	3

H26. AGGREGATE VALUE BY RACE OF HOUSEHOLDER

(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

TOTAL:	
WHITE	39265000
BLACK	397500
AMERICAN INDIAN, ESKIMO, OR ALEUT	1190000
ASIAN OR PACIFIC ISLANDER	285000
OTHER RACE	335000

H32. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)

WITH CASH RENT	346
LESS THAN $100	21
$100 TO $149	45
$150 TO $199	22
$200 TO $249	22
$250 TO $299	13
$300 TO $349	19
$350 TO $399	27
$400 TO $449	45
$450 TO $499	39
$500 TO $549	25
$550 TO $599	36
$600 TO $649	13
$650 TO $699	11
$700 TO $749	3
$750 TO $999	4
$1,000 OR MORE	1
NO CASH RENT	13

H32A/B/C/33. CONTRACT RENT

(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT)

AGGREGATE RENT	129008
LOWER CONT. RENT QUARTILE	197
UPPER CONT. RENT QUARTILE	513
MEDIAN CONTRACT RENT	404

H27. HISPANIC ORIGIN OF HOUSEHOLDER

(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

NOT OF HISPANIC ORIGIN	399
HISPANIC ORIGIN	16

H28. AGGREGATE VALUE BY HISPANIC ORIGIN OF HOUSEHOLDER

(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

TOTAL:	
NOT OF HISP. ORIGIN	39685000
HISPANIC ORIGIN	1787500

H29. AGGREGATE VALUE BY UNITS IN STRUCTURE

(UNIVERSE: OWNER-OCCUPIED HOUSING UNITS)

TOTAL:	
1, DETACHED	45957500
1, ATTACHED	805000
2	162500
3 OR MORE	0
MOBILE HOME OR TRAILER	1183000
OTHER	170000

H34. RACE OF HOUSEHOLDER

(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT)

WHITE	320
BLACK	4
AMERICAN INDIAN, ESKIMO OR ALEUT	7
ASIAN OR PACIFIC ISLANDER	3
OTHER RACE	12

H35. AGGREGATE CONTRACT RENT BY RACE OF HOUSEHOLDER

(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT)

TOTAL:	
WHITE	120565
BLACK	653
AMERICAN INDIAN, ESKIMO OR ALEUT	2202
ASIAN OR PACIFIC ISLANDER	1251
OTHER RACE	4337

SOURCE: CENSUS OF POPULATION AND HOUSING, 1990: SUMMARY TAPE FILE 1 (MACHINE-READABLE DATA FILE)

H41/42. UNITS IN STRUCTURE
(UNIVERSE: HOUSING UNITS)

	TOTAL	OCCUPIED	PERSONS PER HOUSEHOLD	VACANT
1, DETACHED	677	640	2.85	37
1, ATTACHED	39	36	2.67	3
2	24	24	2.21	0
3 OR 4	30	24	2.71	6
5 TO 9	5	5	1.40	0
10 TO 19	20	17	2.00	3
20 TO 49	43	43	1.14	0
50 OR MORE	0	0	.	0
MOBILE HOME OR TRAILER	58	55	2.05	3
OTHER	14	12	2.33	2

H36. HISPANIC ORIGIN OF HOUSEHOLDER
(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT)

NOT OF HISPANIC ORIGIN	325
HISPANIC ORIGIN	21

H37. AGGREGATE CONTRACT RENT BY HISPANIC ORIGIN OF HOUSEHOLDER
(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT)

TOTAL:	
NOT OF HISP. ORIGIN	121756
HISPANIC ORIGIN	7252

H39. AGE OF HOUSEHOLDER BY MEALS INCLUDED IN RENT
(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)

UNDER 65 YEARS:	
WITH CASH RENT:	
MEALS INCLUDED IN RENT	0
NO MEALS INCLUDED IN RENT	287
NO CASH RENT	9
65 YEARS AND OVER:	
WITH CASH RENT:	
MEALS INCLUDED IN RENT	1
NO MEALS INCLUDED IN RENT	58
NO CASH RENT	4

H43. TENURE BY UNITS IN STRUCTURE
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
1, DETACHED	440
1, ATTACHED	8
2	1
3 OR 4	0
5 TO 9	0
10 TO 19	0
20 TO 49	0
50 OR MORE	0
MOBILE HOME OR TRAILER	39
OTHER	2
RENTER OCCUPIED:	
1, DETACHED	200
1, ATTACHED	28
2	23
3 OR 4	24
5 TO 9	5
10 TO 19	17
20 TO 49	43
50 OR MORE	0
MOBILE HOME OR TRAILER	16
OTHER	10

H40. VACANCY STATUS BY DURATION OF VACANCY
(UNIVERSE: VACANT HOUSING UNITS)

FOR RENT:	
LESS THAN 2 MONTHS	5
2 UP TO 6 MONTHS	0
6 OR MORE MONTHS	3
FOR SALE ONLY:	
LESS THAN 2 MONTHS	3
2 UP TO 6 MONTHS	0
6 OR MORE MONTHS	5
ALL OTHER VACANTS:	
LESS THAN 2 MONTHS	19
2 UP TO 6 MONTHS	2
6 OR MORE MONTHS	17

H44. AGGREGATE PERSONS BY TENURE BY UNITS IN STRUCTURE
(UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
1, DETACHED	1226
1, ATTACHED	23
2	2
3 OR 4	0
5 TO 9	0
10 TO 19	0
20 TO 49	0
50 OR MORE	0
MOBILE HOME OR TRAILER	75
OTHER	8
RENTER OCCUPIED:	
1, DETACHED	600
1, ATTACHED	73
2	51
3 OR 4	65
5 TO 9	7
10 TO 19	34
20 TO 49	49
50 OR MORE	0
MOBILE HOME OR TRAILER	38
OTHER	20

STATE OF CALIFORNIA PETE WILSON, *Governor*

DEPARTMENT OF FINANCE
915 L STREET
SACRAMENTO, CA 95814-4998

1990 CENSUS

STF 3 Standard 6-Page Profile

The enclosed report was generated from Summary Tape File 3 (STF3). Direct questions concerning these data to the State Census Data Center, 915 L Street, Sacramento, CA 95814. Telephone (916) 322-4651.

Summary Tape File 3 contains sample data collected from approximately 16.6 percent of the total housing units. These data were then weighted to represent the total population. Data include: citizenship; educational attainment; labor force status; income; poverty status; industry; occupation; language spoken at home and ability to speak English; transportation to work; mobility and self-care limitations; residence in 1985; mortgage status; year structure built; and selected monthly owner costs.

In addition to the data collected only on a sample basis, STF3 also contains 100-percent data items such as race, Hispanic origin, sex, etc. Although these data items were collected on a 100-percent basis, the counts for these items shown in STF3 are based on the sample questionnaires. Therefore, the counts shown in STF3 for these items will not always match the counts found in 100-percent tabulations such as Summary Tape File 1. This can effect the calculation of percentages or rates, if the numerator and the denominator do not come from the same file.

A brief description of the terms and concepts used in STF3 is included with this cover sheet. For a complete glossary of census terms see the Technical Documentation for STF3.

A list of selected data items and their location is below:

Citizenship 3
Commute to Work 3
Disability 4
Education 1
Gross Rent 6
Income 2,4
Industry 5
Labor Force Status 4,5
Language Spoken at Home 1
Mortgage Status 6
Occupation 5
Place of Work 3
Poverty 2
Tenure 5,6
Veterans 4

Definitions for STF 3

Educational Attainment--The highest level of school completed or the highest degree received. The category, "Associate degree" includes persons whose highest degree is an associate degree either in (1) an occupational program that prepares them for a specific occupation, and the course work may or may not be creditable toward a bachelor's degree or (2) an academic program primarily in the arts and sciences, and the course work is transferrable to a bachelor's degree. Some examples of professional degrees include medicine, dentistry, chiropractic, optometry, osteopathic medicine, pharmacy, podiatry, veterinary medicine, law, and theology, but specifically exclude barber school, cosmetology, or other training for a specific trade.

Families (Family Households)--Includes a householder and one or more persons living in the same household who are related to the householder by birth, marriage, or adoption. All persons in a household who are related to the householder are regarded as members of his or her family. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated persons or one person living alone.

Gross Rent--Monthly contract rent plus the estimated average monthly cost of utilities and fuels, if these are paid by the renter.

Hispanic Origin--Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire. "Mexican," "Puerto Rican," or "Cuban" as well as those who indicated that they were of "other Spanish/Hispanic" origin. Hispanic origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the U.S. **Persons of Hispanic origin may be of any race.** (See also: Race)

Householder--Includes, in most cases, the person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.

Household--Includes all the persons who occupy a housing unit. Persons not living in households are classified as living in group quarters. In sample tabulations, the count of households may differ from the count of occupied housing units as a result of the weighting process.

Housing Unit--Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.

Income in 1989--Information on money income received in the calendar year 1989 was requested from persons 15 years and over. "Total income" is the sum of the amounts reported separately for wage or salary income; net nonfarm self-employment income; net farm self-employment income; interest, dividend, net rental or royalty income; Social Security or railroad retirement income; public assistance or welfare income; retirement or disability income; and all other income.

Labor Force (Employment) Status--The series of questions on employment status was designed to identify, in this sequence: (1) persons who worked at any time during the reference week (employed); (2) persons who did not work during the reference week but had jobs or businesses from which they were temporarily absent (excluding layoff) (employed); (3) persons on layoff (not in labor force); and (4) persons who did not work during the reference week, but who were looking for work during the last four weeks and were available for work during the reference week (unemployed).

Language Spoken at Home--Includes only those who sometimes or always spoke a language other than English at home. It does not include those who spoke a language other than English only at school or limited to only a few expressions or slang.

Mobility Limitation Status--Persons were identified as having a mobility limitation if they had a health condition that lasted 6 or more months and which made it difficult to go outside the home alone such as going shopping and visiting the doctor's office.

Occupied Housing Unit--A housing unit is classified as occupied if it is the usual place of residence of the person or group of persons living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or business. (Count of Occupied Housing units is the same as the count of Households).

Own Children--A never-married child under 18 years who is a son or daughter by birth, a stepchild, or an adopted child of the householder.

Per Capita Income--Is derived by dividing the total income of a particular area by the total population.

Poverty Status in 1989--Poverty status was determined for all persons except institutionalized persons, persons in military group quarters and in college dormitories, and unrelated individuals under 15 years old. These groups were excluded from the denominator when calculating poverty rates. The income cutoffs used by the Census Bureau to determine the poverty status of families and unrelated are arranged in a matrix consisting of family size cross-classified by presence and number of family members under 18 years old. The average poverty threshold for a family of four persons was $12,674 in 1989.

Preprimary School--Includes kindergarten and nursery school.

Race--The concept of race as used by the Census Bureau reflects self-identification; it does not denote any clearcut scientific definition of biological stock. The racial categories used are White; Black; American Indian, Eskimo, or Aleut; Asian or Pacific Islander; and Other Race not elsewhere classified. The "other race" includes provisions for a write-in space. (see also: Hispanic Origin)

Related Children--Includes own children and all other persons under 18 years of age in the household, regardless of marital status, except the spouse of the householder.

Selected Monthly Owner Costs--The sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. It also includes, where appropriate, the monthly condominium fees or mobile home costs.

Self-Care Limitation Status--Persons were identified as having a self-care limitation if they had a health condition that lasted for 6 or more months and which made it difficult to take care of their own personal needs, such as dressing, bathing, or getting around inside the home.

Subfamily--Consists of a married-couple (husband and wife enumerated as members of the same household) with or without never-married children under 18 years old, or one parent with one or more never-married children under 18 years old, living in a household and related to, but not including, either the householder or the householder's spouse. The number of subfamilies is not included in the count of families, since subfamily members are counted as part of the householder's family.

Urban and Rural Population--As defined for the 1990 census, the urban population comprises all persons living in urbanized areas and in places of 2,500 or more persons outside urbanized areas. The population not classified as urban constitutes the rural population.

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STATE OF CALIFORNIA                           1990 CENSUS OF POPULATION AND HOUSING                                         PAGE 1
STATE CENSUS DATA CENTER                        SUMMARY TAPE FILE 3 - (CORRECTED)
(916) 322-4651                                           SELECTED TABLES
 STATE:  CALIFORNIA    COUNTY:  AMADOR                PLACE:  Ione city
=================================================================================================================================
P1/2/3/6. PERSONS                    |P28. LANGUAGE SPOKEN AT HOME AND ABILITY      | P43. RESIDENCE IN 1985--STATE & COUNTY LEVEL
                                     |      TO SPEAK ENGLISH                        |      (UNIVERSE: PERSONS 5 YEARS & OVER)
TOTAL                            6516|     (UNIVERSE: PERSONS 5 YEARS & OVER)       |
UNWEIGHTED SAMPLE                 506|                                              | SAME HOUSE IN 1985                      1457
100% COUNT                       6516|SPEAK ONLY ENGLISH                        5225| DIFFERENT HOUSE IN U.S. IN 1985:
                                     |SPEAK SPANISH:                                |   SAME COUNTY                            496
URBAN                            6516|  SPEAK ENGLISH "VERY WELL"                591|   DIFFERENT COUNTY, SAME STATE          4013
  INSIDE URBANIZED AREAS            0|  SPEAK ENGLISH "WELL"                     190|   DIFFERENT STATE:
  OUTSIDE URBANIZED AREAS        6516|  SPEAK ENGLISH "NOT WELL" OR                 |     NORTHEAST                              5
RURAL                               0|  NOT "NOT AT ALL"                         153|     MIDWEST                               13
  RURAL FARM                        0|SPEAK ASIAN OR PAC ISLAND LANGUAGE:           |     SOUTH                                125
  RURAL NONFARM                     0|  SPEAK ENGLISH "VERY WELL"                  0|     WEST                                 209
-------------------------------------|  SPEAK ENGLISH "WELL"                       0| ABROAD IN 1985:
P7. SEX                              |  SPEAK ENGLISH "NOT WELL" OR                 |   PUERTO RICO                              0
    (UNIVERSE: PERSONS)              |  NOT "NOT AT ALL"                           0|   U.S. OUTLYING AREA                       0
                                     |SPEAK OTHER LANGUAGE:                         |   FOREIGN COUNTRY                         17
MALE                             5276|  SPEAK ENGLISH "VERY WELL"                167|--------------------------------------------
FEMALE                           1240|  SPEAK ENGLISH "WELL"                       9| P54.  SCHOOL ENROLLMENT AND TYPE OF SCHOOL
-------------------------------------|  SPEAK ENGLISH "NOT WELL" OR                 |       (UNIVERSE: PERSONS 3 YEARS & OVER)
P12. HISPANIC ORIGIN BY RACE         |  NOT "NOT AT ALL"                           0|
    (UNIVERSE: PERSONS)              |----------------------------------------------| ENROLLED IN PREPRIMARY SCHOOL:
                                     |P19. HOUSEHOLD TYPE AND PRESENCE AND AGE OF   |   PUBLIC SCHOOL                           11
NOT OF HISPANIC ORIGIN:              |     CHILDREN  (UNIVERSE: HOUSEHOLDS)         |   PRIVATE SCHOOL                          27
  WHITE                          3753|                                              |
  BLACK                          1557|MARRIED-COUPLE FAMILY:                        | ENROLLED IN ELEMENTARY OR
  AMER IND, ESK, OR ALEUT         133|  WITH OWN CHILDREN UNDER 18 YEARS          316|  HIGH SCHOOL:
  ASIAN OR PAC ISLANDER            35|  NO OWN CHILDREN UNDER 18 YEARS            251|   PUBLIC SCHOOL                          986
  OTHER RACE                       25|OTHER FAMILY:                                 |   PRIVATE SCHOOL                         115
                                     |  MALE HOUSEHOLDER, NO SPOUSE:                |
HISPANIC ORIGIN                  1013|    WITH OWN CHILDREN UNDER 18 YEARS         13| ENROLLED IN COLLEGE:
                                     |    NO OWN CHILDREN UNDER 18 YEARS           18|   PUBLIC SCHOOL                          336
  WHITE                           490|  FEMALE HOUSEHOLDER, NO SPOUSE:              |   PRIVATE SCHOOL                         220
  BLACK                            10|    WITH OWN CHILDREN UNDER 18 YEARS         46|
  AMER IND, ESK, OR ALEUT           0|    NO OWN CHILDREN UNDER 18 YEARS           30| NOT ENROLLED IN SCHOOL                  4732
  ASIAN OR PAC ISLANDER            37|                                              |
  OTHER RACE                      476|NONFAMILY HOUSEHOLDS                       238|
---------------------------------------------------------------------------------------------------------------------------------
P57/58/59/60. EDUCATIONAL ATTAINMENT BY RACE AND HISPANIC ORIGIN

                            PERSONS 18       ----------------------------  PERSONS 25 YEARS & OVER  ---------------------------
                           YEARS & OVER
                                                                                AMER IND/     ASIAN &                *   HISPANIC
                                  TOTAL         TOTAL       WHITE       BLACK   ESK/ALEUT     PAC ISL       OTHER    *    ORIGIN
                                                                                                                     *
ELEMENTARY (0 TO 8 YEARS)           373           292         192           0           0           0          100    *        199
HIGH SCHOOL (1 TO 4 YEARS),                                                                                          *
 NO DIPLOMA                        1774           389         270          98          21           0            0    *         22
HIGH SCHOOL DIPLOMA                2017          1321         987         261           3          23           47    *         90
SOME COLLEGE, NO DEGREE            1200           853         669          71           7          30           76    *         85
ASSOCIATE DEGREE                    285           270         210          37           0           0           23    *         23
BACHELORS DEGREE                    170           159         159           0           0           0            0    *          0
GRADUATE OR PROFESSIONAL                                                                                             *
 DEGREE                              48            48          48           0           0           0            0    *          0
TOTAL                              5867          3332        2535         467          31          53          246    *        419
=================================================================================================================================
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P80/81/107/108. HOUSEHOLD AND FAMILY INCOME IN 1989

	HOUSEHOLDS	FAMILIES
$ 0 - 4,999	60	19
$ 5,000 - 9,999	78	32
$ 10,000 - 12,499	19	12
$ 12,500 - 14,999	47	29
$ 15,000 - 17,499	17	7
$ 17,500 - 19,999	23	21
$ 20,000 - 22,499	62	54
$ 22,500 - 24,999	34	25
$ 25,000 - 27,499	34	21
$ 27,500 - 29,999	29	14
$ 30,000 - 32,499	54	45
$ 32,500 - 34,999	29	41
$ 35,000 - 37,499	60	46
$ 37,500 - 39,999	39	25
$ 40,000 - 42,499	63	39
$ 42,500 - 44,999	60	60
$ 45,000 - 47,499	55	50
$ 47,500 - 49,999	19	9
$ 50,000 - 54,999	29	24
$ 55,000 - 59,999	37	37
$ 60,000 - 74,999	38	38
$ 75,000 - 99,999	17	17
$100,000 - 124,999	9	9
$125,000 - 149,999	0	0
$150,000 OR MORE	0	0
TOTAL	912	674
MEDIAN	$32,454	$35,924
MEAN	$32,491	$36,639

P117/119/120. POVERTY STATUS IN 1989 (UNIVERSE: PERSONS FOR WHOM POVERTY STATUS IS DETERMINED)

AGE	ABOVE POVERTY	BELOW POVERTY	% BELOW
TOTAL	2149	230	9.7%
0-4	164	17	9.4%
5	40	12	23.1%
6-11	209	7	3.2%
12-17	142	19	11.8%
18-24	137	34	19.9%
25-34	365	55	13.1%
35-44	466	27	5.5%
45-54	215	0	0.0%
55-59	74	6	7.5%
60-64	103	16	13.4%
65-74	122	13	9.6%
75+	112	24	17.6%
WHITE	2041	225	9.9%
BLACK	45	0	0.0%
AMER INDIAN, ESK, OR ALEUT	31	0	0.0%
ASIAN OR PAC ISLANDER	5	5	50.0%
OTHER	27	0	0.0%
HISPANIC	82	13	13.7%

P114A&B/115A/116A. PER CAPITA INCOME IN 1989 (UNIVERSE: PERSONS)

TOTAL PERSONS	$9,949
IN HOUSEHOLDS	$12,854
IN GROUP QUARTERS:	
INSTITUTIONAL	$8,274
NONINSTITUTIONAL	$12,638
WHITE	$14,306
BLACK	$1,824
AMERICAN INDIAN, ESKIMO, OR ALEUT	$4,009
ASIAN OR PACIFIC ISLANDER	$1,018
OTHER	$1,321
HISPANIC	$2,260

P126. POVERTY STATUS IN 1989 BY FAMILY TYPE AND AGE (UNIVERSE: RELATED CHILDREN UNDER 18 YEARS)

	ABOVE POVERTY	BELOW POVERTY
IN MARRIED-COUPLE FAMILY:		
UNDER 5 YEARS	136	0
5 YEARS	40	12
6 TO 17 YEARS	314	4
IN OTHER FAMILY:		
MALE HOUSEHOLDER, NO SPOUSE:		
UNDER 5 YEARS	20	0
5 YEARS	0	0
6 TO 17 YEARS	4	0
FEMALE HOUSEHOLDER, NO SPOUSE:		
UNDER 5 YEARS	8	17
5 YEARS	0	0
6 TO 17 YEARS	33	22

P82/83/84/85. HOUSEHOLD INCOME IN 1989 BY RACE/HISPANIC ORIGIN OF HOUSEHOLDER (UNIVERSE: HOUSEHOLDS)

	WHITE	BLACK	AMER IND/ ESK/ALEUT	ASIAN/ PAC ISL	OTHER	*	HISPANIC ORIGIN
$ 0 - 4,999	60	0	0	0	0	*	8
$ 5,000 - 9,999	78	0	0	0	0	*	8
$ 10,000 - 14,999	63	0	3	0	0	*	0
$ 15,000 - 24,999	133	0	3	0	0	*	8
$ 25,000 - 34,999	146	0	0	0	0	*	11
$ 35,000 - 49,999	285	5	0	0	6	*	21
$ 50,000 - 74,999	104	0	0	0	0	*	0
$ 75,000 - 99,999	17	0	0	0	0	*	0
$100,000 OR MORE	5	0	4	0	0	*	0
TOTAL	891	5	10	0	6	*	56
MEAN	$32,110	$43,200	$53,832	$0	$44,500	*	$27,818

P121. RATIO OF INCOME IN 1989 TO POVERTY LEVEL (UNIVERSE: PERSONS FOR WHOM POVERTY STATUS IS DETERMINED)

	PERSONS	CUMULATIVE PERCENT
UNDER .50	116	4.9%
.50 TO .74	41	6.6%
.75 TO .99	73	9.7%
1.00 TO 1.24	91	13.5%
1.25 TO 1.49	35	15.0%
1.50 TO 1.74	44	16.8%
1.75 TO 1.84	70	19.8%
1.85 TO 1.99	13	20.3%
2.00 AND OVER	1896	100.0%
TOTAL	2379	

STATE: CALIFORNIA COUNTY: AMADOR PLACE: Ione city

P45/46/47/48. PLACE OF WORK (UNIVERSE: WORKERS 16 YEARS & OVER)

WORKED IN STATE OF RESIDENCE:	
WORKED IN COUNTY OF RESIDENCE	887
WORKED OUTSIDE COUNTY OF RESIDENCE	306
WORKED OUTSIDE STATE OF RESIDENCE	0

****

LIVING IN AN MSA/PMSA:	
WORKED IN MSA OF RESIDENCE:	
CENTRAL CITY	0
REMAINDER OF THIS MSA	0
WORKED OUTSIDE MSA OF RESIDENCE:	
WORKED IN A DIFFERENT MSA:	
CENTRAL CITY	0
REMAINDER OF DIFFERENT MSA	0
WORKED OUTSIDE ANY MSA	0
NOT LIVING IN AN MSA/PMSA:	
WORKED IN AN MSA:	
CENTRAL CITY	127
REMAINDER OF MSA	143
WORKED OUTSIDE ANY MSA	923

****

LIVING IN A PLACE:	
WORKED IN PLACE OF RESIDENCE	418
WORKED OUTSIDE PLACE OR RESIDENCE	775
NOT LIVING IN A PLACE	0

P49. MEANS OF TRANSPORTATION TO WORK (UNIVERSE: WORKERS 16 YEARS & OVER)

CAR, TRUCK, OR VAN:	
DROVE ALONE	894
CARPOOLED	91
PUBLIC TRANSPORTATION:	
BUS OR TROLLEY BUS	0
STREETCAR OR TROLLEY CAR	0
SUBWAY OR ELEVATED	0
RAILROAD	0
FERRYBOAT	0
TAXICAB	0
MOTORCYCLE	0
BICYCLE	38
WALKED	130
OTHER MEANS	3
WORKED AT HOME	37
TOTAL WORKERS	1193

P50/51. TRAVEL TIME TO WORK UNIVERSE: WORKERS 16 YEARS & OVER

MINUTES	
0 - 4	209
5 - 9	245
10 - 14	123
15 - 19	247
20 - 24	84
25 - 29	0
30 - 34	68
35 - 39	35
40 - 44	16
45 - 59	69
60 - 89	37
90 OR MORE	23
WORKED AT HOME	37
MEAN TRAVEL TIME	17 MINUTES

P53. PRIVATE VEHICLE OCCUPANCY UNIVERSE: WORKERS 16 YEARS & OVER

CAR, TRUCK, OR VAN:	
DROVE ALONE	894
IN 2-PERSON CARPOOL	68
IN 3-PERSON CARPOOL	17
IN 4-PERSON CARPOOL	6
IN 5-PERSON CARPOOL	0
IN 6-PERSON CARPOOL	0
IN 7-OR-MORE CARPOOL	0
OTHER MEANS	208

P52. TIME LEAVING HOME TO GO TO WORK (UNIVERSE: WORKERS 16 YEARS & OVER)

12:00 AM TO 4:59 AM	43
5:00 AM TO 5:29 AM	54
5:30 AM TO 5:59 AM	99
6:00 AM TO 6:29 AM	67
6:30 AM TO 6:59 AM	76
7:00 AM TO 7:29 AM	123
7:30 AM TO 7:59 AM	213
8:00 AM TO 8:29 AM	91
8:30 AM TO 8:59 AM	41
9:00 AM TO 9:59 AM	74
10:00 AM TO 10:59 AM	33
11:00 AM TO 11:59 AM	42
12:00 PM TO 3:59 PM	73
4:00 PM TO 11:59 PM	127
WORKED AT HOME	37

H37/38. TENURE BY VEHICLES AVAILABLE (UNIVERSE: OCCUPIED HOUSING UNITS)

	TOTAL	OWNER	RENTER
NONE	56	35	21
1	253	83	170
2	338	194	144
3	113	98	15
4	96	80	16
5 OR MORE	0	0	0
MEAN VEHICLES	1.93	2.21	1.55

P36. YEAR OF ENTRY (UNIVERSE: FOREIGN-BORN PERSONS)

1987 TO 1990	24	1970 TO 1974	5
1985 OR 1986	4	1965 TO 1969	23
1982 TO 1984	63	1960 TO 1964	0
1980 OR 1981	38	1950 TO 1959	24
1975 TO 1979	193	BEFORE 1950	22

P37. AGE BY CITENSHIP (UNIVERSE: PERSONS)

UNDER 18 YEARS:	
NATIVE	644
FOREIGN BORN:	
NATURALIZED CITIZEN	5
NOT A CITIZEN	0
18 YEARS AND OVER:	
NATIVE	5476
FOREIGN BORN:	
NATURALIZED CITIZEN	108
NOT A CITIZEN	283

P42. PLACE OF BIRTH (UNIVERSE: PERSONS)

NATIVE:	
BORN IN STATE OF RESIDENCE	4463
BORN IN OTHER STATE IN THE U.S.:	
NORTHEAST	153
MIDWEST	445
SOUTH	632
WEST	356
BORN OUTSIDE THE U.S.:	
PUERTO RICO	14
U.S. OUTLYING AREA	0
BORN ABROAD OF AMERICAN PARENT(S)	57
FOREIGN BORN	396

STATE: CALIFORNIA COUNTY: AMADOR PLACE: Ione city

P70/71/72. EMPLOYMENT STATUS
(UNIVERSE: PERSONS 16 YEARS & OVER)

	TOTAL	WHITE	BLACK	AMER IND/ ESK/ALEUT	ASIAN OR PAC ISL	OTHER	*	HISPANIC ORIGIN
IN LABOR FORCE	1267	1193	42	15	5	12	*	45
IN ARMED FORCES	0	0	0	0	0	0	*	0
CIVILIAN	1267	1193	42	15	5	12	*	45
EMPLOYED	1218	1151	42	8	5	12	*	45
UNEMPLOYED	49	42	0	7	0	0	*	0
PERCENT OF CIVILIAN LABOR FORCE	3.9	3.5	0.0	46.7	0.0	0.0	*	0.0
NOT IN LABOR FORCE	4678	2493	1522	118	67	478	*	957

P89 THROUGH P105. HOUSEHOLDS AND MEAN HOUSEHOLD INCOME IN 1989 BY INCOME SOURCE

	HOUSEHOLDS	MEAN INCOME
WITH WAGE OR SALARY	719	$32,729
NO WAGE OR SALARY	193	
WITH NONFARM SELF-EMPLOYMENT	109	$7,073
NO NONFARM SELF-EMPLOYMENT	803	
WITH FARM SELF-EMPLOYMENT	5	$9,000
NO FARM SELF-EMPLOYMENT	907	
WITH INT, DIV, OR NET RENTAL	320	$4,199
NO INT, DIV, OR NET RENTAL	592	
WITH SOCIAL SECURITY	228	$7,012
NO SOCIAL SECURITY	684	
WITH PUBLIC ASSISTANCE	98	$3,209
NO PUBLIC ASSISTANCE	814	
WITH RETIREMENT	199	$8,225
NO RETIREMENT	713	
WITH OTHER INCOME	163	$2,393
NO OTHER INCOME	749	
WITH EARNINGS	726	$33,537
NO EARNINGS	186	

P68. SEX BY AGE BY WORK DISABILITY STATUS STATUS BY MOBILITY AND SELF-CARE LIMITATION STATUS
(UNIVERSE: CIVILIAN NONINSTITUTIONALIZED PERSONS 16 YEARS & OVER)

	MALE	FEMALE
16 TO 64 YEARS:		
WITH A WORK DISABILITY:		
WITH A MOBILITY OR SELF-CARE LIMITATION	15	24
NO MOBILITY OR SELF-CARE LIMITATION	79	27
NO WORK DISABILITY:		
WITH A MOBILITY OR SELF-CARE LIMITATION	0	0
NO MOBILITY OR SELF-CARE LIMITATION	659	739
65 YEARS AND OVER:		
WITH A WORK DISABILITY:		
WITH A MOBILITY OR SELF-CARE LIMITATION	11	52
NO MOBILITY OR SELF-CARE LIMITATION	49	30
NO WORK DISABILITY:		
WITH A MOBILITY OR SELF-CARE LIMITATION	0	0
NO MOBILITY OR SELF-CARE LIMITATION	64	65

P79. CLASS OF WORKER
(UNIVERSE: EMPLOYED PERSONS 16 YEARS & OVER)

WAGE AND SALARY:	
PRIVATE FOR PROFIT	747
PRIVATE NOT-FOR-PROFIT	6
SELF-EMPLOYED	57
GOVERNMENT:	
LOCAL	107
STATE	259
FEDERAL	35
UNPAID FAMILY	7

P65. PERIOD OF MILITARY SERVICE
(UNIVERSE: CIVILIAN VETERANS 16 YEARS & OVER)

SEPT 1980 OR LATER ONLY	69
MAY 1975 TO AUG 1980 ONLY	134
MAY 1975 TO AUGUST 1980 & SEPTEMBER 1980 OR LATER	12
VIETNAM ERA	418
FEB 1955 TO JUL 1964 ONLY	66
VIETNAM ERA & KOREAN CONFLICT	0
KOREAN CONFLICT	37
KOREAN CONFLICT & WWII	11
WORLD WAR II	98
WORLD WAR I	0
OTHER SERVICE	0
TOTAL	845

STATE: CALIFORNIA COUNTY: AMADOR PLACE: Ione city

P78. OCCUPATION
(UNIVERSE: EMPLOYED PERSONS 16 YEARS & OVER)

MANAGERIAL & PROFESSIONAL SPECIALTY OCCUPATIONS:	
EXECUTIVE, ADMINISTRATIVE, & MANAGERIAL	98
PROFESSIONAL SPECIALTY	168
TECHNICAL, SALES, & ADMINISTRATIVE SUPPORT:	
TECHNICIANS & RELATED SUPPORT	47
SALES	130
ADMINISTRATIVE SUPPORT, INCLUDING CLERICAL	222
SERVICE OCCUPATIONS:	
PRIVATE HOUSEHOLD	9
PROTECTIVE SERVICE	55
SERVICE, EXCEPT PROTECTIVE & HOUSEHOLD	131
FARMING, FORESTRY, & FISHING OCCUPATIONS	11
PRECISION PRODUCTION, CRAFT, & REPAIR OCCUPATIONS	158
OPERATORS, FABRICATORS, & LABORERS:	
MACHINE OPERATORS, ASSEMBLERS, & INSPECTORS	58
TRANSPORTATION & MATERIAL MOVING	83
HANDLERS, EQUIPMENT CLEANERS, HELPERS, & LABORERS	48

P77. INDUSTRY
(UNIVERSE: EMPLOYED PERSONS 16 YEARS & OVER)

AGRICULTURE, FORESTRY, AND FISHERIES	10
MINING	72
CONSTRUCTION	95
MANUFACTURING, NONDURABLE GOODS	23
MANUFACTURING, DURABLE GOODS	154
TRANSPORTATION	46
COMMUNICATIONS AND OTHER PUBLIC UTILITIES	35
WHOLESALE TRADE	20
RETAIL TRADE	173
FINANCE, INSURANCE, AND REAL ESTATE	53
BUSINESS AND REPAIR SERVICES	34
PERSONAL SERVICES	39
ENTERTAINMENT AND RECREATION SERVICES	19
PROFESSIONAL AND RELATED SERVICES:	
HEALTH SERVICES	52
EDUCATIONAL SERVICES	166
OTHER PROFESSIONAL AND RELATED SERVICES	75
PUBLIC ADMINISTRATION	152

P73. PRESENCE & AGE OF CHILDREN & EMPLOYMENT STATUS
(UNIVERSE: FEMALES 16 YEARS & OVER)

WITH OWN CHILDREN UNDER 18 YEARS:	
UNDER 6 YEARS ONLY:	
IN LABOR FORCE:	
EMPLOYED OR IN ARMED FORCES	52
UNEMPLOYED	7
NOT IN LABOR FORCE	10
6 TO 17 YEARS ONLY:	
IN LABOR FORCE:	
EMPLOYED OR IN ARMED FORCES	178
UNEMPLOYED	0
NOT IN LABOR FORCE	58
UNDER 6 YEARS & 6 TO 17 YEARS:	
IN LABOR FORCE:	
EMPLOYED OR IN ARMED FORCES	61
UNEMPLOYED	5
NOT IN LABOR FORCE	41
NO OWN CHILDREN UNDER 18 YEARS:	
IN LABOR FORCE:	
EMPLOYED OR IN ARMED FORCES	235
UNEMPLOYED	22
NOT IN LABOR FORCE	268

P74. PRESENCE & AGE OF CHILDREN BY EMPLOYMENT STATUS OF PARENTS
(UNIVERSE: OWN CHILDREN UNDER 18 YEARS)

UNDER 6 YEARS:	
LIVING WITH TWO PARENTS:	
BOTH PARENTS IN LABOR FORCE	147
FATHER ONLY IN LABOR FORCE	41
MOTHER ONLY IN LABOR FORCE	0
NEITHER PARENT IN LABOR FORCE	0
LIVING WITH ONE PARENT:	
LIVING WITH FATHER:	
IN LABOR FORCE	20
NOT IN LABOR FORCE	0
LIVING WITH MOTHER:	
IN LABOR FORCE	25
NOT IN LABOR FORCE	0
6 TO 17 YEARS:	
LIVING WITH TWO PARENTS:	
BOTH PARENTS IN LABOR FORCE	230
FATHER ONLY IN LABOR FORCE	82
MOTHER ONLY IN LABOR FORCE	0
NEITHER PARENT IN LABOR FORCE	0
LIVING WITH ONE PARENT:	
LIVING WITH FATHER:	
IN LABOR FORCE	4
NOT IN LABOR FORCE	0
LIVING WITH MOTHER:	
IN LABOR FORCE	41
NOT IN LABOR FORCE	7

H1/2/3. HOUSING UNITS
(UNIVERSE: HOUSING UNITS)

TOTAL	910
OCCUPIED	856
OWNER OCCUPIED	490
RENTER OCCUPIED	366
VACANT	54
UNWEIGHTED SAMPLE COUNT	142
100-PERCENT COUNT	910

H5. URBAN AND RURAL
(UNIVERSE: HOUSING UNITS)

URBAN	910
INSIDE URBANIZED AREA	0
OUTSIDE URBANIZED AREA	910
RURAL	0
FARM	0
NONFARM	0

H24. SEWAGE DISPOSAL
(UNIVERSE: HOUSING UNITS)

PUBLIC SEWER	888
SEPTIC TANK OR CESSPOOL	22
OTHER MEANS	0

STATE: CALIFORNIA COUNTY: AMADOR PLACE: Ione city

H8 THROUGH H12. TENURE BY RACE & HISPANIC ORIGIN OF HOUSEHOLDER
(UNIVERSE: OCCUPIED HOUSING UNITS)

	TOTAL	OWNER	RENTER
WHITE	827	475	352
BLACK	6	6	0
AMER IND/ESK/ALEUT	17	9	8
ASIAN/PAC ISLANDER	0	0	0
OTHER	6	0	6
* * *	****	****	****
HISPANIC ORIGIN	52	38	14

H30. HOUSE HEATING FUEL
(UNIVERSE: OCCUPIED HOUSING UNITS)

UTILITY GAS	624
BOTTLED, TANK, OR LP GAS	15
ELECTRICITY	120
FUEL OIL, KEROSENE, ETC.	0
COAL OR COKE	0
WOOD	97
SOLAR ENERGY	0
OTHER FUEL	0
NO FUEL USED	0

H25. YEAR STRUCTURE BUILT
(UNIVERSE: HOUSING UNITS)

1989 TO MARCH 1990	55
1985 TO 1988	164
1980 TO 1984	35
1970 TO 1979	105
1960 TO 1969	119
1950 TO 1959	104
1940 TO 1949	135
1939 OR EARLIER	193
MEDIAN YEAR	1962

H52/53. MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS
(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

WITH A MORTGAGE:		NOT MORTGAGED:	
$ 0 - 299	19	$ 0 - 99	7
$ 300 - 499	34	$100 - 149	55
$ 500 - 699	45	$150 - 199	48
$ 700 - 899	99	$200 - 249	16
$ 900 - 1249	69	$250 - 299	5
$1250 - 1499	7	$300 - 349	7
$1500 - 1999	0	$350 - 399	0
$2000 OR MORE	0	$400 OR MORE	0
MEDIAN	$775	MEDIAN	$157
MEAN	$746	MEAN	$164

H31. BEDROOMS
(UNIVERSE: HOUSING UNITS)

		-OCCUPIED UNITS-	
	TOTAL	OWNER	RENTER
NONE	10	0	10
1	92	20	70
2	294	102	186
3	427	310	86
4	87	58	14
5 OR MORE	0	0	0

H43. GROSS RENT
(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)

$ 0 - 99	10
$ 100 - 149	8
$ 150 - 199	38
$ 200 - 249	29
$ 250 - 299	23
$ 300 - 349	22
$ 350 - 399	11
$ 400 - 449	34
$ 450 - 499	30
$ 500 - 549	33
$ 550 - 599	26
$ 600 - 649	37
$ 650 - 699	16
$ 700 - 749	19
$ 750 - 999	26
$1000 OR MORE	0
NO CASH RENT	4
MEDIAN RENT	$460
MEAN RENT	$449

H50/59. HOUSEHOLD INCOME IN 1989 BY SELECTED MONTHLY OWNER COSTS/GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989

(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

	PERCENTAGE OF HOUSEHOLD INCOME					NOT
INCOME	0-19%	20-24%	25-29%	30-34%	35+%	COMPUTED
LESS THAN $10,000	14	0	0	0	21	14
$10,000 - 19,999	18	9	5	0	0	0
$20,000 - 34,999	49	11	23	26	0	0
$35,000 - 49,999	49	17	35	34	0	0
$50,000 OR MORE	62	24	0	0	0	0
TOTAL UNITS	192	61	63	60	21	14

(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)

LESS THAN $10,000	0	0	8	24	33	16
$10,000 - 19,999	14	5	11	5	23	4
$20,000 - 34,999	31	12	38	16	0	0
$35,000 - 49,999	85	15	12	0	0	0
$50,000 OR MORE	14	0	0	0	0	0
TOTAL UNITS	144	32	69	45	56	20

H23. SOURCE OF WATER
(UNIVERSE: HOUSING UNITS)

PUBLIC SYSTEM OR PRIVATE COMPANY	893
INDIVIDUAL WELL:	
DRILLED	17
DUG	0
SOME OTHER SOURCE	0

H35. TELEPHONE IN HOUSING UNIT
(UNIV: OCCUPIED HOUSING UNITS)

WITH TELEPHONE	810
NO TELEPHONE	46

11.2 DOF POPULATION AND HOUSING DATA

City and Unincorporated Estimates

Housing Unit Method. This method is used to estimate total housing units, occupied housing units, persons per household, and non-households -- the "group quarters" population. Data from the 1990 Census establishes a benchmark for each of these elements. Housing units are estimated by adding new construction minus demolitions to the census benchmark of housing units; adjustments for annexations are included. Occupied housing units are estimated by adding the change in residential electric customers to the benchmark of households. The independently calculated housing units and occupied housing units are then compared to obtain a vacancy rate and to evaluate their reliability.

A critical element in the estimation of population by the Housing Unit Method is the persons per household. This variable is calculated directly from census data and is then adjusted for subsequent changes evaluated on the basis of the following indicators: Current Population Survey, county level trends, intercensal trends, special census findings in cities with similar characteristics, housing types constructed, and shifts in the number of resident school children attending grades 1-8 per household.

Population in group quarters is the final data element used in the Housing Unit Method. The summed total change over the year for all reported facilities are added to the census benchmark of group quarter population.

After the estimates are completed the household populations are adjusted to the county controls. The controlling process is applied because the county population estimates are more accurate than the Housing Unit Method population estimates. This accuracy is attained through the use of certain estimating procedures requiring data which are only available at the county level.

County Estimates

The county population estimates were developed by adding the average change in the results of the following independent methods to the April 1, 1990 census population.

The Drivers' License Address Change Composite Migration Estimating Method estimates migration of the population 18 to 64 years of age using address changes on the California drivers' license file. Migration of the population under 18 years of age is measured using change in school enrollment. These estimates of migration are added to the survived cohort of the household population under 65 years of age.

Estimates of immigration from abroad (including undocumented aliens), population residing in group quarters, and an estimate of the change in the population age 65 and over based on Medicare statistics are also included.

The Ratio-Correlation Method uses a multiple correlation equation and changes in the distribution of four data series to estimate the household population. The equation is:

$Y=.0385 + .0862(A) + .2707(B) + .4212(C) + .1583(D)$ where Y is the population variable and A, B, C, and D represent changes in the distribution of households, school enrollments, drivers' licenses, and employment. Group quarters populations are added to the household populations.

The Administrative Records Method is a component method that uses Federal income tax returns to measure intercounty migration and reported vital statistics to estimate natural increase. Tax returns are matched for successive periods to determine the number of persons whose county of residence changed during the estimating period. A net migration rate based on the number of tax payers under age 65 changing residence is combined with the over age 65 population and immigration from abroad. This method was used to prepare the 1990 and 1991 estimates but the data were not available for 1992.

Accuracy

Estimates are subject to estimating error because the correlation between the data series and population change is not perfect and the data used are affected by factors other than population change. The methods used to develop the estimates are tested and modified through comparison with the results of censuses. The mean absolute difference of the city estimates for April 1, 1990 compared to the April 1, 1990 census was 5.8%. The county difference was 2.0%. The total State estimate was within 1/3 of 1% (0.3%) of the census count.

NOTE: Numbers may not add due to independent rounding. These estimates are provisional and subject to change.

For more detailed information concerning estimating procedures contact the Demographic Research Unit.

STATE OF CALIFORNIA PETE WILSON, *Governor*

DEPARTMENT OF FINANCE
915 L STREET
SACRAMENTO, CA 95814-4998

POPULATION AND HOUSING ESTIMATES OF CALIFORNIA CITIES AND COUNTIES
Report E-5

Demographic Research Unit
(916) 322-4651
May 1993

The summary report(s) attached provide provisional population and housing estimates for California cities and counties.

Data Description:

Population Items. Data in columns one through three provide population counts. *Column one* shows total population for the area. *Column two* shows the number of persons living in occupied housing units (households). *Column three* displays population living in group quarters (non-households) such as nursing homes, school dormitories, or military barracks. Group quarters population plus household population equals the total population for an area.

Housing Items. Columns four through eleven provide data on housing units. *Column four* shows the total number of housing units, including year-round, vacant seasonal or migratory units, and other vacant.

The next five columns represent housing units by structural type. Columns 5 through 9 combined will equal column 4:

Column 5	Single-detached: Single units that are detached from any other structure with open space on all four sides.
Column 6	Single-attached: Single units that are attached to other units with adjoining walls extending from ground to roof that separate it from other adjoining structures and form a property line.
Column 7	Two-to-four units: Units with two, three, or four housing units in one structure.
Column 8	Five-or-more units: Units with five or more housing units in one structure. Note: Almost 125,000 respondents to the 1990 census listed their residence as "other", rather than any of the provided categories. For this report, "other" housing units have been allocated to the multiple family dwelling units category on the advice of the U.S. Bureau of the Census.
Column 9	Mobile homes: This includes both occupied and vacant mobile homes used for residential housing.

Column ten includes all persons who occupy a housing unit as their usual place of residence. The percent vacant shown in *column 11*, is the difference between total and occupied housing units (column 4 minus column 10) divided by total housing units.

Persons per household. *Column twelve* represents the average number of persons per household (PPH). Household population divided by occupied housing units (column 2/column 10) equals the PPH.

Methods. Population estimates are initially prepared for each city and the unincorporated portion of each county using the Housing Unit Method. These estimates are summed for each county and adjusted so they equal county controls. The county controls are prepared using three separate estimating methods: Composite Migration Method using drivers' license address changes, Ratio Correlation (regression), and an Administrative Records Method using Federal income tax returns. These county estimates are then controlled to a State population total.

The 1990 census population is the benchmark for all of the estimates. The county populations are estimated by adding the respective average population change, as measured by the methods to the previous year's figure, and then adjusted to a State control. A brief description of the Housing Unit and the county methods follows:

AMADOR COUNTY POPULATION AND HOUSING ESTIMATES
January 1, 1994

CONTROLLED	POPULATION			HOUSING UNITS								PERSONS
					SINGLE		MULTIPLE					PER
CITY	TOTAL	HOUSE- HOLD	GROUP QUARTER	TOTAL	DETACHED	ATTACHED	2 TO 4	5 PLUS	MOBILE HOMES	OCCU- PIED	% VACANT	HOUSE- HOLD
AMADOR	210	210	0	89	73	3	9	2	2	83	6.74	2.530
IONE	7128	2686	4442	1075	769	39	74	102	91	1005	6.51	2.673
JACKSON	3868	3551	317	1747	1022	71	153	286	215	1606	8.07	2.211
PLYMOUTH	844	842	2	365	222	6	13	28	96	338	7.40	2.491
SUTTER CREEK	2015	2015	0	1026	684	40	61	163	78	917	10.62	2.197
INCORPORATED	14065	9304	4761	4302	2770	159	310	581	482	3949	8.21	2.356
UNINCORPORATED	19124	18961	163	9793	8449	98	110	99	1037	7652	21.86	2.478
COUNTY TOTAL	33189	28265	4924	14095	11219	257	420	680	1519	11601	17.69	2.436

AMADOR COUNTY POPULATION AND HOUSING ESTIMATES
January 1, 1993

CA. DEPARTMENT OF FINANCE
DEMOGRAPHIC RESEARCH UNIT
PRINTED 04/28/94

CONTROLLED	POPULATION			HOUSING UNITS								PERSONS PER HOUSE- HOLD
					SINGLE		MULTIPLE					
CITY	TOTAL	HOUSE- HOLD	GROUP QUARTER	TOTAL	DETACHED	ATTACHED	2 TO 4	5 PLUS	MOBILE HOMES	OCCU- PIED	% VACANT	
AMADOR	208	208	0	88	72	3	9	2	2	82	6.82	2.537
IONE	7157	2635	4522	1059	753	39	74	102	91	989	6.61	2.664
JACKSON	3805	3509	296	1729	1004	71	153	286	215	1591	7.98	2.206
PLYMOUTH	834	832	2	366	223	6	13	28	96	334	8.74	2.491
SUTTER CREEK	1978	1978	0	1013	675	40	57	163	78	902	10.96	2.193
INCORPORATED	13982	9162	4820	4255	2727	159	306	581	482	3898	8.39	2.350
UNINCORPORATED	18763	18608	155	9616	8302	98	106	99	1011	7516	21.84	2.476
COUNTY TOTAL	32745	27770	4975	13871	11029	257	412	680	1493	11414	17.71	2.433

AMADOR COUNTY POPULATION AND HOUSING ESTIMATES
January 1, 1992

CA. DEPARTMENT OF FINANCE
DEMOGRAPHIC RESEARCH UNIT
PRINTED 04/28/94

CONTROLLED	POPULATION			HOUSING UNITS								PERSONS PER HOUSEHOLD
					SINGLE		MULTIPLE					
CITY	TOTAL	HOUSEHOLD	GROUP QUARTER	TOTAL	DETACHED	ATTACHED	2 TO 4	5 PLUS	MOBILE HOMES	OCCUPIED	% VACANT	
AMADOR	206	206	0	88	72	3	9	2	2	82	6.82	2.512
IONE	7055	2544	4511	1033	728	39	74	102	90	962	6.87	2.644
JACKSON	3714	3418	296	1685	972	61	151	286	215	1565	7.12	2.184
PLYMOUTH	832	830	2	366	223	6	13	28	96	336	8.20	2.470
SUTTER CREEK	1901	1901	0	994	658	40	55	163	78	873	12.17	2.178
INCORPORATED	13708	8899	4809	4166	2653	149	302	581	481	3818	8.35	2.331
UNINCORPORATED	18155	17998	157	9350	8061	98	106	99	986	7310	21.82	2.462
COUNTY TOTAL	31863	26897	4966	13516	10714	247	408	680	1467	11128	17.67	2.417

AMADOR COUNTY POPULATION AND HOUSING ESTIMATES
January 1, 1991

CA. DEPARTMENT OF FINANCE
DEMOGRAPHIC RESEARCH UNIT
PRINTED 04/28/94

CONTROLLED	POPULATION			HOUSING UNITS								PERSONS PER HOUSE-HOLD
					SINGLE		MULTIPLE					
CITY	TOTAL	HOUSE-HOLD	GROUP QUARTER	TOTAL	DETACHED	ATTACHED	2 TO 4	5 PLUS	MOBILE HOMES	OCCU-PIED	% VACANT	
AMADOR	206	206	0	88	72	3	9	2	2	82	6.82	2.512
IONE	7117	2374	4743	954	701	39	74	82	58	888	6.92	2.673
JACKSON	3628	3332	296	1648	943	53	151	286	215	1522	7.65	2.189
PLYMOUTH	823	821	2	363	222	4	13	28	96	330	9.09	2.488
SUTTER CREEK	1880	1880	0	981	645	40	55	163	78	859	12.44	2.189
INCORPORATED	13654	8613	5041	4034	2583	139	302	561	449	3681	8.75	2.340
UNINCORPORATED	17579	17408	171	9062	7799	98	106	99	960	7036	22.36	2.474
COUNTY TOTAL	31233	26021	5212	13096	10382	237	408	660	1409	10717	18.17	2.428

AMADOR COUNTY POPULATION AND HOUSING ESTIMATES
April 1, 1990

CA. DEPARTMENT OF FINANCE
DEMOGRAPHIC RESEARCH UNIT
PRINTED 04/28/94

CONTROLLED

	POPULATION			HOUSING UNITS								PERSONS
					SINGLE		MULTIPLE					PER
CITY	TOTAL	HOUSE-HOLD	GROUP QUARTER	TOTAL	DETACHED	ATTACHED	2 TO 4	5 PLUS	MOBILE HOMES	OCCU-PIED	% VACANT	HOUSE-HOLD
AMADOR	196	196	0	87	71	3	9	2	2	79	9.20	2.481
IONE	6516	2271	4245	910	677	39	54	82	58	856	5.93	2.653
JACKSON	3545	3264	281	1618	921	45	151	286	215	1508	6.80	2.164
PLYMOUTH	811	809	2	359	218	4	13	28	96	328	8.64	2.466
SUTTER CREEK	1835	1835	0	952	632	40	55	147	78	842	11.55	2.179
INCORPORATED	12903	8375	4528	3926	2519	131	282	545	449	3613	7.97	2.318
UNINCORPORATED	17136	16958	178	8888	7644	98	104	99	943	6905	22.31	2.456
COUNTY TOTAL	30039	25333	4706	12814	10163	229	386	644	1392	10518	17.92	2.409

CALIFORNIA ANNUAL POPULATION AND HOUSING DATA
APRIL 1, 1980 TO APRIL 1, 1990
FOR CITIES, COUNTIES & THE STATE

CA. DEPARTMENT OF FINANCE
DEMOGRAPHIC RESEARCH UNIT
PRINTED 01/15/92

CONTROLLED

		POPULATION			HOUSING UNITS						PERSON PER HOUSEHOLD
COUNTY CITY	DATE	TOTAL	HOUSEHOLD	GROUP QUARTER	TOTAL	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	OCCUPIED	% VACANT	
AMADOR AMADOR	04/01/80	136	136	0	73	71	2	0	57	21.92	2.386
	01/01/81	136	136	0	73	71	2	0	57	21.92	2.386
	01/01/82	142	142	0	73	70	3	0	60	17.81	2.367
	01/01/83	144	144	0	73	69	4	0	62	15.07	2.323
	01/01/84	142	142	0	74	70	4	0	61	17.57	2.328
	01/01/85	149	149	0	76	71	5	0	62	18.42	2.403
	01/01/86	151	151	0	79	73	5	1	63	20.25	2.397
	01/01/87	159	159	0	77	70	6	1	66	14.29	2.409
	01/01/88	173	173	0	84	73	10	1	72	14.29	2.403
	01/01/89	187	187	0	87	76	10	1	77	11.49	2.429
	01/01/90	200	200	0	87	75	11	1	81	6.90	2.469
	04/01/90	196	196	0	87	74	11	2	79	9.20	2.481
AMADOR IONE	04/01/80	2207	1727	480	672	523	101	48	632	5.95	2.733
	01/01/81	2240	1700	540	672	523	101	48	621	7.59	2.738
	01/01/82	2266	1722	544	678	534	91	53	628	7.37	2.742
	01/01/83	2312	1739	573	682	542	87	53	633	7.18	2.747
	01/01/84	2307	1740	567	688	553	82	53	632	8.14	2.753
	01/01/85	2532	1842	690	699	568	78	53	662	5.29	2.782
	01/01/86	2492	1796	696	700	569	78	53	659	5.86	2.725
	01/01/87	2687	1859	828	735	598	83	54	687	6.53	2.706
	01/01/88	4396	2039	2357	815	623	135	57	760	6.75	2.683
	01/01/89	5416	2143	3273	856	663	136	57	802	6.31	2.672
	01/01/90	6453	2256	4197	908	714	136	58	848	6.61	2.660
	04/01/90	6516	2271	4245	910	716	136	58	856	5.93	2.653
AMADOR JACKSON	04/01/80	2331	2204	127	1076	705	313	58	1009	6.23	2.184
	01/01/81	2283	2157	126	1077	709	309	59	997	7.43	2.163
	01/01/82	2437	2301	136	1178	715	402	61	1092	7.30	2.107
	01/01/83	2418	2279	139	1176	718	395	63	1091	7.23	2.089
	01/01/84	2528	2380	148	1256	723	469	64	1141	9.16	2.086
	01/01/85	2578	2426	152	1256	728	462	66	1155	8.04	2.100
	01/01/86	2890	2697	193	1364	830	459	75	1268	7.04	2.127
	01/01/87	3057	2821	236	1430	853	454	123	1338	6.43	2.108
	01/01/88	3121	2853	268	1471	869	452	150	1357	7.75	2.102
	01/01/89	3343	3067	276	1557	927	444	186	1435	7.84	2.137
	01/01/90	3510	3229	281	1612	958	439	215	1497	7.13	2.157
	04/01/90	3545	3264	281	1618	966	437	215	1508	6.80	2.164

***** POPULATION PROJECTIONS *****

AMADOR	TOTAL	JULY	1, 1990
AGE	TOTAL	MALE	FEMALE
ALL	30,600	17,217	13,383
0- 4	1,542	773	769
5- 9	1,736	858	878
10-14	1,619	856	763
15-19	1,809	1,173	636
20-24	2,264	1,792	472
25-29	2,361	1,634	727
30-34	2,538	1,595	943
35-39	2,581	1,505	1,076
40-44	2,258	1,273	985
45-49	1,742	945	797
50-54	1,470	723	747
55-59	1,467	719	748
60-64	1,828	884	944
65-69	1,897	927	970
70-74	1,441	712	729
75-79	996	457	539
80-84	610	245	365
85+	441	146	295
< 18	5,808	2,965	2,843
18-64	19,407	11,765	7,642
> 64	5,385	2,487	2,898
MEDIAN	37.69	34.78	42.21

AMADOR	TOTAL	JULY	1, 1991
AGE	TOTAL	MALE	FEMALE
ALL	31,520	17,683	13,837
0- 4	1,552	763	789
5- 9	1,730	879	851
10-14	1,760	885	875
15-19	1,942	1,266	676
20-24	2,292	1,800	492
25-29	2,250	1,592	658
30-34	2,543	1,565	978
35-39	2,651	1,575	1,076
40-44	2,431	1,342	1,089
45-49	1,820	990	830
50-54	1,541	786	755
55-59	1,490	725	765
60-64	1,837	884	953
65-69	1,953	956	997
70-74	1,536	757	779
75-79	1,049	486	563
80-84	665	278	387
85+	478	154	324
< 18	5,981	3,046	2,935
18-64	19,858	12,006	7,852
> 64	5,681	2,631	3,050
MEDIAN	38.11	35.26	42.50

AMADOR	TOTAL	JULY	1, 1992
AGE	TOTAL	MALE	FEMALE
ALL	32,440	18,139	14,301
0- 4	1,584	784	800
5- 9	1,755	892	863
10-14	1,842	913	929
15-19	2,047	1,317	730
20-24	2,324	1,829	495
25-29	2,207	1,555	652
30-34	2,496	1,555	941
35-39	2,745	1,613	1,132
40-44	2,440	1,352	1,088
45-49	2,045	1,114	931
50-54	1,632	832	800
55-59	1,522	740	782
60-64	1,806	874	932
65-69	1,993	959	1,034
70-74	1,667	820	847
75-79	1,118	532	586
80-84	698	286	412
85+	519	172	347
< 18	6,175	3,145	3,030
18-64	20,270	12,225	8,045
> 64	5,995	2,769	3,226
MEDIAN	38.55	35.71	42.82

AMADOR	TOTAL	JULY	1, 1993
AGE	TOTAL	MALE	FEMALE
ALL	33,366	18,605	14,761
0- 4	1,620	811	809
5- 9	1,766	885	881
10-14	1,960	975	985
15-19	2,091	1,333	758
20-24	2,433	1,885	548
25-29	2,138	1,530	608
30-34	2,472	1,512	960
35-39	2,788	1,663	1,125
40-44	2,514	1,400	1,114
45-49	2,187	1,172	1,015
50-54	1,701	875	826
55-59	1,609	777	832
60-64	1,796	873	923
65-69	2,060	1,006	1,054
70-74	1,727	833	894
75-79	1,188	580	608
80-84	742	305	437
85+	574	190	384
< 18	6,368	3,240	3,128
18-64	20,707	12,451	8,256
> 64	6,291	2,914	3,377
MEDIAN	38.96	36.10	43.02

AMADOR	TOTAL	JULY	1, 1994
AGE	TOTAL	MALE	FEMALE
ALL	34,277	19,062	15,215
0- 4	1,682	838	844
5- 9	1,777	886	891
10-14	2,030	1,017	1,013
15-19	2,199	1,394	805
20-24	2,528	1,926	602
25-29	2,080	1,499	581
30-34	2,426	1,480	946
35-39	2,806	1,685	1,121
40-44	2,648	1,461	1,187
45-49	2,284	1,217	1,067
50-54	1,834	966	868
55-59	1,670	809	861
60-64	1,763	857	906
65-69	2,064	1,012	1,052
70-74	1,860	888	972
75-79	1,237	604	633
80-84	760	310	450
85+	629	213	416
< 18	6,567	3,308	3,259
18-64	21,160	12,727	8,433
> 64	6,550	3,027	3,523
MEDIAN	39.31	36.48	43.31

AMADOR	TOTAL	JULY	1, 1995
AGE	TOTAL	MALE	FEMALE
ALL	35,183	19,521	15,662
0- 4	1,709	858	851
5- 9	1,815	904	911
10-14	2,035	1,010	1,025
15-19	2,342	1,468	874
20-24	2,665	1,983	682
25-29	2,056	1,503	553
30-34	2,339	1,430	909
35-39	2,831	1,691	1,140
40-44	2,753	1,513	1,240
45-49	2,399	1,279	1,120
50-54	1,965	1,054	911
55-59	1,732	840	892
60-64	1,779	866	913
65-69	2,052	999	1,053
70-74	1,922	936	986
75-79	1,308	623	685
80-84	807	339	468
85+	674	225	449
< 18	6,762	3,401	3,361
18-64	21,658	12,998	8,660
> 64	6,763	3,122	3,641
MEDIAN	39.65	36.84	43.55

***** POPULATION PROJECTIONS *****

AMADOR	TOTAL	JULY	1, 1996
AGE	TOTAL	MALE	FEMALE
ALL	36,653	20,266	16,387
0- 4	1,801	902	899
5- 9	1,865	913	952
10-14	2,075	1,055	1,020
15-19	2,496	1,504	992
20-24	2,793	2,075	718
25-29	2,104	1,522	582
30-34	2,280	1,418	862
35-39	2,891	1,690	1,201
40-44	2,868	1,606	1,262
45-49	2,611	1,370	1,241
50-54	2,086	1,118	968
55-59	1,851	923	928
60-64	1,852	898	954
65-69	2,107	1,026	1,081
70-74	1,995	975	1,020
75-79	1,396	661	735
80-84	851	361	490
85+	731	249	482
< 18	7,077	3,554	3,523
18-64	22,496	13,440	9,056
> 64	7,080	3,272	3,808
MEDIAN	40.03	37.25	43.77

AMADOR	TOTAL	JULY	1, 1997
AGE	TOTAL	MALE	FEMALE
ALL	38,112	21,007	17,105
0- 4	1,915	957	958
5- 9	1,923	947	976
10-14	2,128	1,083	1,045
15-19	2,608	1,549	1,059
20-24	2,904	2,127	777
25-29	2,151	1,559	592
30-34	2,287	1,409	878
35-39	2,898	1,710	1,188
40-44	3,006	1,668	1,338
45-49	2,656	1,398	1,258
50-54	2,339	1,257	1,082
55-59	1,982	988	994
60-64	1,941	942	999
65-69	2,123	1,044	1,079
70-74	2,056	994	1,062
75-79	1,518	718	800
80-84	903	394	509
85+	774	263	511
< 18	7,359	3,691	3,668
18-64	23,379	13,903	9,476
> 64	7,374	3,413	3,961
MEDIAN	40.39	37.64	44.05

AMADOR	TOTAL	JULY	1, 1998
AGE	TOTAL	MALE	FEMALE
ALL	39,573	21,750	17,823
0- 4	1,988	991	997
5- 9	1,999	994	1,005
10-14	2,175	1,094	1,081
15-19	2,750	1,625	1,125
20-24	2,951	2,147	804
25-29	2,274	1,622	652
30-34	2,271	1,411	860
35-39	2,931	1,701	1,230
40-44	3,097	1,742	1,355
45-49	2,762	1,464	1,298
50-54	2,516	1,332	1,184
55-59	2,092	1,048	1,044
60-64	2,072	1,000	1,072
65-69	2,163	1,071	1,092
70-74	2,145	1,055	1,090
75-79	1,585	737	848
80-84	963	431	532
85+	839	285	554
< 18	7,577	3,796	3,781
18-64	24,301	14,375	9,926
> 64	7,695	3,579	4,116
MEDIAN	40.72	38.00	44.32

AMADOR	TOTAL	JULY	1, 1999
AGE	TOTAL	MALE	FEMALE
ALL	41,016	22,484	18,532
0- 4	2,062	1,028	1,034
5- 9	2,095	1,036	1,059
10-14	2,221	1,113	1,108
15-19	2,845	1,679	1,166
20-24	3,068	2,215	853
25-29	2,370	1,663	707
30-34	2,253	1,404	849
35-39	2,943	1,702	1,241
40-44	3,164	1,791	1,373
45-49	2,933	1,544	1,389
50-54	2,640	1,393	1,247
55-59	2,264	1,156	1,108
60-64	2,183	1,057	1,126
65-69	2,182	1,082	1,100
70-74	2,186	1,081	1,105
75-79	1,712	790	922
80-84	1,009	451	558
85+	886	299	587
< 18	7,792	3,912	3,880
18-64	25,249	14,869	10,380
> 64	7,975	3,703	4,272
MEDIAN	41.02	38.32	44.56

AMADOR	TOTAL	JULY	1, 2000
AGE	TOTAL	MALE	FEMALE
ALL	42,455	23,208	19,247
0- 4	2,136	1,065	1,071
5- 9	2,149	1,068	1,081
10-14	2,297	1,149	1,148
15-19	2,891	1,695	1,196
20-24	3,218	2,292	926
25-29	2,506	1,718	788
30-34	2,258	1,422	836
35-39	2,912	1,683	1,229
40-44	3,238	1,822	1,416
45-49	3,083	1,619	1,464
50-54	2,785	1,471	1,314
55-59	2,433	1,261	1,172
60-64	2,291	1,107	1,184
65-69	2,246	1,115	1,131
70-74	2,211	1,089	1,122
75-79	1,774	836	938
80-84	1,074	468	606
85+	953	328	625
< 18	8,069	4,056	4,013
18-64	26,128	15,316	10,812
> 64	8,258	3,836	4,422
MEDIAN	41.31	38.60	44.75

AMADOR	TOTAL	JULY	1, 2001
AGE	TOTAL	MALE	FEMALE
ALL	43,461	23,714	19,747
0- 4	2,188	1,096	1,092
5- 9	2,218	1,099	1,119
10-14	2,319	1,144	1,175
15-19	2,908	1,727	1,181
20-24	3,383	2,333	1,050
25-29	2,616	1,801	815
30-34	2,258	1,414	844
35-39	2,818	1,649	1,169
40-44	3,263	1,806	1,457
45-49	3,169	1,695	1,474
50-54	2,966	1,546	1,420
55-59	2,506	1,304	1,202
60-64	2,366	1,166	1,200
65-69	2,287	1,130	1,157
70-74	2,243	1,102	1,141
75-79	1,827	865	962
80-84	1,135	491	644
85+	991	346	645
< 18	8,224	4,129	4,095
18-64	26,754	15,651	11,103
> 64	8,483	3,934	4,549
MEDIAN	41.56	38.82	44.90

***** POPULATION PROJECTIONS *****

AMADOR TOTAL JULY 1, 2002

AGE	TOTAL	MALE	FEMALE
ALL	44,468	24,209	20,259
0- 4	2,243	1,126	1,117
5- 9	2,299	1,138	1,161
10-14	2,352	1,166	1,186
15-19	2,951	1,748	1,203
20-24	3,492	2,377	1,115
25-29	2,723	1,850	873
30-34	2,268	1,427	841
35-39	2,780	1,614	1,166
40-44	3,236	1,807	1,429
45-49	3,274	1,742	1,532
50-54	2,983	1,560	1,423
55-59	2,712	1,417	1,295
60-64	2,443	1,203	1,240
65-69	2,331	1,148	1,183
70-74	2,238	1,104	1,134
75-79	1,879	881	998
80-84	1,227	532	695
85+	1,037	369	668
< 18	8,395	4,205	4,190
18-64	27,361	15,970	11,391
> 64	8,712	4,034	4,678
MEDIAN	41.79	38.99	45.12

AMADOR TOTAL JULY 1, 2003

AGE	TOTAL	MALE	FEMALE
ALL	45,931	24,947	20,984
0- 4	2,337	1,173	1,164
5- 9	2,378	1,177	1,201
10-14	2,425	1,211	1,214
15-19	2,994	1,760	1,234
20-24	3,631	2,448	1,183
25-29	2,782	1,877	905
30-34	2,398	1,494	904
35-39	2,759	1,614	1,145
40-44	3,267	1,795	1,472
45-49	3,360	1,812	1,548
50-54	3,093	1,625	1,468
55-59	2,892	1,495	1,397
60-64	2,553	1,263	1,290
65-69	2,450	1,199	1,251
70-74	2,268	1,127	1,141
75-79	1,954	929	1,025
80-84	1,281	549	732
85+	1,109	399	710
< 18	8,665	4,347	4,318
18-64	28,204	16,397	11,807
> 64	9,062	4,203	4,859
MEDIAN	42.01	39.18	45.24

AMADOR TOTAL JULY 1, 2004

AGE	TOTAL	MALE	FEMALE
ALL	47,373	25,675	21,698
0- 4	2,435	1,222	1,213
5- 9	2,450	1,215	1,235
10-14	2,521	1,255	1,266
15-19	3,036	1,774	1,262
20-24	3,721	2,501	1,220
25-29	2,903	1,945	958
30-34	2,505	1,543	962
35-39	2,736	1,604	1,132
40-44	3,277	1,794	1,483
45-49	3,425	1,858	1,567
50-54	3,262	1,706	1,556
55-59	3,019	1,557	1,462
60-64	2,722	1,369	1,353
65-69	2,551	1,249	1,302
70-74	2,279	1,132	1,147
75-79	1,986	947	1,039
80-84	1,382	587	795
85+	1,163	417	746
< 18	8,945	4,473	4,472
18-64	29,067	16,870	12,197
> 64	9,361	4,332	5,029
MEDIAN	42.16	39.33	45.37

AMADOR TOTAL JULY 1, 2005

AGE	TOTAL	MALE	FEMALE
ALL	48,838	26,406	22,432
0- 4	2,537	1,272	1,265
5- 9	2,523	1,251	1,272
10-14	2,575	1,284	1,291
15-19	3,108	1,808	1,300
20-24	3,763	2,513	1,250
25-29	3,063	2,027	1,036
30-34	2,655	1,607	1,048
35-39	2,741	1,622	1,119
40-44	3,245	1,774	1,471
45-49	3,498	1,891	1,607
50-54	3,407	1,775	1,632
55-59	3,165	1,635	1,530
60-64	2,887	1,471	1,416
65-69	2,652	1,298	1,354
70-74	2,338	1,163	1,175
75-79	2,004	954	1,050
80-84	1,436	622	814
85+	1,241	439	802
< 18	9,262	4,631	4,631
18-64	29,905	17,299	12,606
> 64	9,671	4,476	5,195
MEDIAN	42.30	39.45	45.50

AMADOR TOTAL JULY 1, 2006

AGE	TOTAL	MALE	FEMALE
ALL	50,298	27,139	23,159
0- 4	2,637	1,321	1,316
5- 9	2,603	1,292	1,311
10-14	2,673	1,332	1,341
15-19	3,155	1,818	1,337
20-24	3,785	2,550	1,235
25-29	3,222	2,065	1,157
30-34	2,787	1,698	1,089
35-39	2,795	1,643	1,152
40-44	3,190	1,764	1,426
45-49	3,553	1,890	1,663
50-54	3,520	1,865	1,655
55-59	3,378	1,724	1,654
60-64	2,998	1,533	1,465
65-69	2,763	1,374	1,389
70-74	2,402	1,190	1,212
75-79	2,042	970	1,072
80-84	1,482	646	836
85+	1,313	464	849
< 18	9,565	4,791	4,774
18-64	30,731	17,704	13,027
> 64	10,002	4,644	5,358
MEDIAN	42.42	39.54	45.64

AMADOR TOTAL JULY 1, 2007

AGE	TOTAL	MALE	FEMALE
ALL	51,731	27,863	23,868
0- 4	2,734	1,371	1,363
5- 9	2,686	1,338	1,348
10-14	2,783	1,384	1,399
15-19	3,212	1,853	1,359
20-24	3,833	2,573	1,260
25-29	3,328	2,108	1,220
30-34	2,914	1,760	1,154
35-39	2,841	1,681	1,160
40-44	3,193	1,751	1,442
45-49	3,562	1,908	1,654
50-54	3,653	1,927	1,726
55-59	3,420	1,749	1,671
60-64	3,238	1,662	1,576
65-69	2,881	1,433	1,448
70-74	2,469	1,224	1,245
75-79	2,056	981	1,075
80-84	1,527	658	869
85+	1,401	502	899
< 18	9,885	4,949	4,936
18-64	31,512	18,116	13,396
> 64	10,334	4,798	5,536
MEDIAN	42.51	39.59	45.75

***** POPULATION PROJECTIONS *****

AMADOR TOTAL JULY 1, 2008

AGE	TOTAL	MALE	FEMALE
ALL	53,182	28,599	24,583
0- 4	2,827	1,419	1,408
5- 9	2,775	1,380	1,395
10-14	2,858	1,422	1,436
15-19	3,288	1,898	1,390
20-24	3,873	2,583	1,290
25-29	3,467	2,179	1,288
30-34	2,970	1,786	1,184
35-39	2,973	1,748	1,225
40-44	3,169	1,749	1,420
45-49	3,593	1,898	1,695
50-54	3,736	1,996	1,740
55-59	3,529	1,814	1,715
60-64	3,414	1,738	1,676
65-69	2,983	1,488	1,495
70-74	2,585	1,276	1,309
75-79	2,086	1,003	1,083
80-84	1,582	693	889
85+	1,474	529	945
< 18	10,168	5,096	5,072
18-64	32,304	18,514	13,790
> 64	10,710	4,989	5,721
MEDIAN	42.53	39.65	45.77

AMADOR TOTAL JULY 1, 2009

AGE	TOTAL	MALE	FEMALE
ALL	54,642	29,332	25,310
0- 4	2,919	1,465	1,454
5- 9	2,878	1,432	1,446
10-14	2,933	1,462	1,471
15-19	3,380	1,936	1,444
20-24	3,912	2,598	1,314
25-29	3,559	2,231	1,328
30-34	3,096	1,855	1,241
35-39	3,078	1,794	1,284
40-44	3,148	1,741	1,407
45-49	3,604	1,898	1,706
50-54	3,800	2,043	1,757
55-59	3,695	1,891	1,804
60-64	3,538	1,798	1,740
65-69	3,141	1,586	1,555
70-74	2,679	1,321	1,358
75-79	2,101	1,012	1,089
80-84	1,613	710	903
85+	1,568	559	1,009
< 18	10,498	5,261	5,237
18-64	33,042	18,883	14,159
> 64	11,102	5,188	5,914
MEDIAN	42.51	39.69	45.81

AMADOR TOTAL JULY 1, 2010

AGE	TOTAL	MALE	FEMALE
ALL	56,089	30,065	26,024
0- 4	3,010	1,512	1,498
5- 9	2,977	1,483	1,494
10-14	3,012	1,502	1,510
15-19	3,433	1,970	1,463
20-24	3,981	2,630	1,351
25-29	3,598	2,244	1,354
30-34	3,249	1,933	1,316
35-39	3,226	1,856	1,370
40-44	3,153	1,760	1,393
45-49	3,571	1,880	1,691
50-54	3,875	2,075	1,800
55-59	3,841	1,961	1,880
60-64	3,676	1,870	1,806
65-69	3,297	1,684	1,613
70-74	2,770	1,364	1,406
75-79	2,151	1,037	1,114
80-84	1,628	714	914
85+	1,641	590	1,051
< 18	10,849	5,441	5,408
18-64	33,753	19,235	14,518
> 64	11,487	5,389	6,098
MEDIAN	42.50	39.72	45.83

BUTTE TOTAL JULY 1, 1990

AGE	TOTAL	MALE	FEMALE
ALL	183,900	90,116	93,784
0- 4	12,898	6,636	6,262
5- 9	13,080	6,734	6,346
10-14	11,474	5,922	5,552
15-19	13,048	6,571	6,477
20-24	18,654	9,821	8,833
25-29	13,214	6,844	6,370
30-34	13,311	6,497	6,814
35-39	13,382	6,556	6,826
40-44	12,021	6,078	5,943
45-49	8,776	4,345	4,431
50-54	7,041	3,346	3,695
55-59	6,922	3,212	3,710
60-64	8,472	3,828	4,644
65-69	9,810	4,463	5,347
70-74	8,665	3,895	4,770
75-79	6,502	2,868	3,634
80-84	3,798	1,522	2,276
85+	2,832	978	1,854
< 18	43,646	22,496	21,150
18-64	108,647	53,894	54,753
> 64	31,607	13,726	17,881
MEDIAN	33.64	32.00	35.16

BUTTE TOTAL JULY 1, 1991

AGE	TOTAL	MALE	FEMALE
ALL	189,408	92,867	96,541
0- 4	13,074	6,761	6,313
5- 9	13,566	6,987	6,579
10-14	12,273	6,310	5,963
15-19	12,884	6,475	6,409
20-24	19,019	9,977	9,042
25-29	13,767	7,216	6,551
30-34	13,329	6,570	6,759
35-39	13,568	6,603	6,965
40-44	12,953	6,473	6,480
45-49	9,193	4,566	4,627
50-54	7,466	3,594	3,872
55-59	7,027	3,257	3,770
60-64	8,372	3,811	4,561
65-69	9,868	4,442	5,426
70-74	9,195	4,172	5,023
75-79	6,764	2,977	3,787
80-84	4,078	1,638	2,440
85+	3,012	1,038	1,974
< 18	45,273	23,332	21,941
18-64	111,218	55,268	55,950
> 64	32,917	14,267	18,650
MEDIAN	33.81	32.07	35.44

BUTTE TOTAL JULY 1, 1992

AGE	TOTAL	MALE	FEMALE
ALL	194,614	95,477	99,137
0- 4	13,322	6,909	6,413
5- 9	13,854	7,162	6,692
10-14	12,933	6,623	6,310
15-19	13,166	6,626	6,540
20-24	19,044	10,006	9,038
25-29	14,440	7,564	6,876
30-34	13,178	6,550	6,628
35-39	13,859	6,748	7,111
40-44	13,107	6,480	6,627
45-49	10,277	5,133	5,144
50-54	7,797	3,758	4,039
55-59	7,221	3,395	3,826
60-64	8,207	3,724	4,483
65-69	9,889	4,451	5,438
70-74	9,549	4,355	5,194
75-79	7,102	3,096	4,006
80-84	4,386	1,774	2,612
85+	3,283	1,123	2,160
< 18	46,898	24,176	22,722
18-64	113,507	56,502	57,005
> 64	34,209	14,799	19,410
MEDIAN	34.03	32.16	35.77

INTERIM HOUSEHOLD PROJECTIONS FOR CALIFORNIA STATE AND COUNTIES 1990-2005

Report 91 P-2, May 1991

Department of Finance
Demographic Research Unit
915 L Street
Sacramento, CA 95814
(916) 322-4651

This report represents a revision of the Department of Finance's 1989 Report 89 P-2, *Household Projections for California Counties: 1985-2020.* The report contains projections of the household population, the number of households, and the persons per household for the State and each of the 58 counties.

Households refer to occupied dwelling units. In determining the household population, a distinction is made from those living in group quarters (i.e., military barracks, college dormitories, homes for the aged, and prisons). The household population is obtained by subtracting the group quarters population from the total population.

In order to update the 1989 household projection series, the following assumptions were made for each county:

1. Total population projections were obtained from Report 91 P-1, *Interim Population Projections for California State and Counties 1990-2005.*

2. In general, the proportion of the total population residing in group quarters was held constant at 1990 census levels. Special assumptions were made for counties with new prisons scheduled to open within the next five years.

3. Persons per household were based on Report 89 P-1 projections of persons per household updated according to 1990 census results. The updating was done by either: a) developing a linear trend between persons per household as reported in the 1990 census and persons per household in 2005 as projected in Report 89 P-1, or b) using the projected annual change in 1990 census persons per household from Report 89 P-2.

4. Households were calculated as the result of dividing household populations by persons per household.

The table shows estimated and projected household populations, households, and persons per household as of July 1, 1990, 1995, 2000, and 2005.

INTERIM HOUSEHOLD PROJECTIONS FOR CALIFORNIA STATE AND COUNTIES 1990-2005

	July 1990	July 1995	July 2000	July 2005
CALIFORNIA				
Household population	29,218,000	32,510,000	35,323,000	37,974,000
Households	10,456,000	11,657,000	12,731,000	13,854,000
Persons per household	2.79	2.79	2.77	2.74
ALAMEDA				
Household population	1,245,200	1,319,400	1,378,900	1,432,700
Households	480,800	504,900	531,800	554,700
Persons per household	2.59	2.61	2.59	2.58
ALPINE				
Household population	1,100	1,100	1,100	1,200
Households	400	400	500	500
Persons per household	2.47	2.41	2.34	2.28
AMADOR				
Household population	25,800	29,600	33,300	37,100
Households	10,700	12,300	13,700	15,300
Persons per household	2.41	2.41	2.42	2.41
BUTTE				
Household population	179,200	200,600	220,800	242,600
Households	72,400	80,500	88,700	97,800
Persons per household	2.48	2.49	2.49	2.48
CALAVERAS				
Household population	32,200	39,100	45,100	51,200
Households	12,800	15,600	17,900	20,400
Persons per household	2.50	2.51	2.52	2.51
COLUSA				
Household population	16,000	17,800	19,200	20,300
Households	5,700	6,200	6,600	7,100
Persons per household	2.84	2.86	2.91	2.88
CONTRA COSTA				
Household population	800,100	892,300	965,900	1,034,700
Households	302,700	340,300	369,800	400,800
Persons per household	2.64	2.62	2.61	2.58
DEL NORTE				
Household population	21,600	24,900	26,300	27,500
Households	8,200	9,700	10,500	11,300
Persons per household	2.63	2.57	2.50	2.43
EL DORADO				
Household population	126,900	149,900	172,600	195,400
Households	47,700	56,700	65,700	74,900
Persons per household	2.66	2.65	2.63	2.61
FRESNO				
Household population	661,200	750,900	835,500	920,700
Households	223,000	250,900	280,100	312,900
Persons per household	2.96	2.99	2.98	2.94
GLENN				
Household population	24,600	26,700	28,400	30,000
Households	8,900	9,700	10,300	11,000
Persons per household	2.77	2.76	2.75	2.72

11.3 SUMMARY OF ZONING STANDARDS

CITY OF IONE
ZONING STANDARDS MATRIX

Zones	Permitted Uses	Building Height	Front Yard	Side Yard	Rear Yard	Minimum Lot Area	Distance Between Buildings
R-1a One-Family	One-family dwelling; accessory buildings; private greenhouse, gardens, fruit trees; See Section 17.16.020 for additional permitted uses	Two and one-half stories not to exceed 35 feet	25 feet; See Section 17.16.040 for the exception	5 feet; street side of corner lots - 12 feet	25 feet or 25% of the depth of the lot, whichever is less	7,500 square feet/unit; minimum ground floor area of 750 square feet;	6 feet between building used for dwelling purposes and an accessory building; 6 feet between accessory buildings
R-1b One-Family	All uses permitted in the R-1a zone; Poultry, rabbits, or similar livestock raised for food, scientific or fur bearing purposes; See Section 17.20.020 for conditions related to animals	Two and one-half stories not to exceed 35 feet	25 feet; See Section 17.16.040 for the exception	5 feet; street side of corner lots - 12 feet	25 feet or 25% of the depth of the lot, whichever is less	6,500 square feet/unit	6 feet between building used for dwelling purposes and an accessory building; 6 feet between accessory buildings

*This matrix is intended to provide a summary of the information contained in Title 17 of the Ione Municipal Code and may contain inadvertent inaccuracies or only partial information

CITY OF IONE
ZONING STANDARDS MATRIX

Zones	Permitted Uses	Building Height	Front Yard	Side Yard	Rear Yard	Minimum Lot Area	Distance Between Buildings
R-1c One-Family		Two and one-half stories not to exceed 35 feet	30 feet	15 feet	30 feet	10,000 square feet/unit; minimum ground floor area of 1,500 square feet	6 feet between building used for dwelling purposes and accessory building; 6 feet between accessory buildings
R-2 Limited Multi-Family	Any use permitted in the R-1a zone; two-family dwelling or two one-family dwellings; three-family dwelling; four-family dwellings; bungalow courts; accessory buildings	Two and one-half stories not to exceed 35 feet	20 feet; See Section 17.28.040 for the exception	5 feet; street side of corner lots - 12 feet	25 feet or 25% of the depth of the lot, whichever is less	3,000 square feet/unit	10 feet between buildings used for dwelling purposes; 6 feet between dwellings and accessory buildings; 6 feet between accessory buildings

CITY OF IONE
ZONING STANDARDS MATRIX

Zones	Permitted Uses	Building Height	Front Yard	Side Yard	Rear Yard	Minimum Lot Area	Distance Between Buildings
R-3 Multiple-Family	Any use permitted in the R-1a and R-2 zones; group dwellings; multiple family dwellings; apartment houses; churches; schools; day nurseries; See Section 17.36.020 for other uses	Two and one-half stories not to exceed 35 feet	10 feet; See Section 17.36.040 for the exception	5 feet; street side of corner lots - 12 feet	15 feet	1,500 square feet/unit with a minimum lot size of 10,000 square feet	10 feet between buildings used for dwelling purposes; 6 feet between dwellings and accessory buildings;

*This matrix is intended to provide a summary of the information contained in Title 17 of the Ione Municipal Code and may contain inadvertent inaccuracies or only partial information

CITY OF IONE
ZONING STANDARDS MATRIX

Zones	Permitted Uses	Building Height	Front Yard	Side Yard	Rear Yard	Minimum Lot Area	Distance Between Buildings
C-1 Light Commercial	Any use permitted in the R-1a, R-2, and R-3 zones; professional or business offices; food stores; automobile sales and service; restaurants; bars; drug stores; liquor stores; banks; hotels; motels; public parks; See Section 17.40.020 for other uses	Four stories not to exceed 50 feet	40 feet from centerline of street; See Section 17.40.040 for the exception	No requirement; See Section 17.40.050 for the exception	20 feet; See Section 17.40.060 for the exception	No requirement; See Section 17.40.070 for the exception	No requirement; See Section 17.40.080 for the exception

*This matrix is intended to provide a summary of the information contained in Title 17 of the Ione Municipal Code and may contain inadvertent inaccuracies or only partial information

CITY OF IONE
ZONING STANDARDS MATRIX

Zones	Permitted Uses	Building Height	Front Yard	Side Yard	Rear Yard	Minimum Lot Area	Distance Between Buildings
C-2 Central Business District Commercial	Any use permitted in the R-3 zone except one-family and two-family dwellings; general merchandise stores; food stores; new and used retail sales; retail services;hotels; motels; banks; See Section 17.44.020 for other uses, exclusions and exceptions	Four stories not to exceed 50 feet	No requirement; See Section 17.44.040 for the exception	No requirement; See Section 17.44.050 for the exception	20 feet; See Section 17.44.060 for the exception	No requirement; See Section 17.44.070 for the exception	No requirement; See Section 17.44.080 for the exception

*This matrix is intended to provide a summary of the information contained in Title 17 of the Ione Municipal Code and may contain inadvertent inaccuracies or only partial information

CITY OF IONE
ZONING STANDARDS MATRIX

Zones	Permitted Uses	Building Height	Front Yard	Side Yard	Rear Yard	Minimum Lot Area	Distance Between Buildings
C-3 Heavy Commercial	Any use permitted in the R-3 zone except one- and two-family dwellings, and commercial uses permitted in the C-1 and C-2 zones; bulk and mini-storage; wholesale; packing; processing, services or research; See Section 17.48.020 for other uses, exclusions and exceptions	Four stories not to exceed 50 feet	Same as C-2 zone	Same as C-2 zone	Same as C-2 zone	Same as C-2 zone	Same as C-2 zone

*This matrix is intended to provide a summary of the information contained in Title 17 of the Ione Municipal Code and may contain inadvertent inaccuracies or only partial information

CITY OF IONE
ZONING STANDARDS MATRIX

Zones	Permitted Uses	Building Height	Front Yard	Side Yard	Rear Yard	Minimum Lot Area	Distance Between Buildings
M-1 Limited Manufacturing	Allowed by Conditional Use Permit: Any use permitted in other zoning districts; Any kind of manufacture, processing or treatment of products; accessory buildings; See Section 17.52.020 for exclusions and exceptions	Six stories not to exceed 75 feet	50 feet from centerline of street; See Section 17.52.040 for exception	No requirement; See Section 17.52.050 for exception	No requirement; See Section 17.52.060 for exception	Five Acres; See Section 17.52.070 for exception	No requirement for distance between buildings on the same lot
A Agricultural	Agricultural use; Storage, packing or processing of agricultural products; one-family dwelling; guesthouse; See Section 17.56.020 for exclusions and exceptions	Same as R-1a zone	Same as R-1a zone	Same as R-1a zone	Same as R-1a zone	Same as R-1a zone	Same as R-1a zone
D Architectural Design	No listed uses	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement

*This matrix is intended to provide a summary of the information contained in Title 17 of the Ione Municipal Code and may contain inadvertent inaccuracies or only partial information

CITY OF IONE
ZONING STANDARDS MATRIX

Zones	Permitted Uses	Building Height	Front Yard	Side Yard	Rear Yard	Minimum Lot Area	Distance Between Buildings
MP Mobile Home Park	No listed uses	No requirement	20 feet at front of park	10 feet at sides of park	10 feet at rear of park	2,800 square feet/unit; Five acre lot minimum; Minimum 10 percent of site as recreation space	No requirement
O-S Open Space	Conservation of natural terrain and vegetation and reduce fire and erosion hazards; riding and hiking trails; parks; golf courses; tennis; swimming clubs; crop and tree farming; grazing; See Section 17.72.020 for other uses, exceptions and exclusions	Not applicable	Not applicable	Not applicable	Not applicable	No requirement	No requirement
P-D Planned Development	Residential; commercial; industrial; recreational; subject to findings - See Section 17.80.070	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement

*This matrix is intended to provide a summary of the information contained in Title 17 of the Ione Municipal Code and may contain inadvertent inaccuracies or only partial information

CITY OF IONE
PARKING MATRIX*

USE	PARKING REQUIREMENT
One-Family Two-Family Multi-Family	Two for each dwelling unit
Hotels Motels Rooming houses Boarding houses	One for each living or sleeping unit
Hospitals Sanitarium Rest Home	One for each thousand square feet or fraction thereof
Arena Auditorium Theater Assembly hall Churches with fixed seats	One for each four seats of maximum seating capacity
Dancehall Assembly halls without fixed seats Exhibition halls	One for each fifty square feet of gross floor area used for dancing or assembly
Retail sales Eating and drinking establishments Professional offices Automobile sales and service Commercial Car Wash Facilities	One for each three hundred square feet of gross floor area
Warehousing Wholesaling Research Other industrial	One for each five hundred square feet of gross floor area
Multiple uses	The sum of the requirements for each individual use
Other	To be determined by planning commission.

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*This matrix is intended to provide a summary of the information contained in Chapter 17.88 of the Ione Municipal Code and may contain inadvertent inaccuracies or only partial information.

March 1, 1994

11.4 FEE SCHEDULE

CITY OF IONE
BUILDING INSPECTION
COMPUTATION OF FACILITIES PARTICIPATION CHARGE

DATE ________________ PREPARED BY______________________

FOR BLDG PERMIT NO. __________

USE ____________

APPLICANT ____

PROJECT ____

FACILITY	UNIT		UNIT CHARGE	CHARGE
AREA HIGHWAY	_______	@	$________	$ 423.50
STREETS & BRIDGES	_______	@	$ ________	$ 1,600.00
SPECIAL SERV./ PLANNING & ENGR	_______	@	$ ________	$ ________
PARKLAND DEDICATION (QUIMBY)	_______	@	$ ________	$ ________
COMMUNITY PARKS & RECREATION	_______	@	$ ________	$ 700.00
FIRE	_______	@	$ ________	$ 700.00
POLICE	_______	@	$ ________	$ 700.00
SEWER CONNECTION	_______	@	$ ________	$ 2,975.00
TOTAL FACILITIES CHARGES				$ 7,098.50

School fees to be paid before permit issued.

Date Posted
to permit ____________

RESOLUTION NO. 675

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IONE AMENDING RESOLUTION NO. 588 SCHEDULE OF CHARGES FOR SPECIAL SERVICES AS AUTHORIZED BY ORDIANCE NO. 285

WHEREAS, a Schedule of charges for Special Services was established by Resolution No. 588 dated July 5,1988; and

WHEREAS, the cost of City Services has increased; and

WHEREAS, the City Council recognizes the need to improve and expand services with anticipated future growth; and

WHEREAS, the most equitable manner to provide revenue to pay for the cost of public services is for applicants for city permits and approvals to pay fees for necessary processing of applications.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The schedule of Charges for Special Services (i.e. regulatory and processing fees) as established by Resolition No. 588 are hereby increased by the amount of One Hundred Dollars ($100.00) for each identified application, permit, and/or process except that reimbursement for City Attorney fees shall be $75.00 per hour, reimbursement for City Planner shall be $55.00 per hour, and reimbursement for City Engineer fees shall be $85.00 for prinicipal engineer and $65.00 for associate engineer.

2. The Facilities Participation Charges shall remain unchanged except that Essential Services (Police and Fire) shall be deleted in their entirety.

THE FOREGOING RESOLUTION was duly passed at a regular meeting of the City Council of the City of Ione on the 2nd day of April,1990 by the following vote:

AYES: Potts,Tillery,Brazil,Siciliano,Ebert
NOES:
ABSTAIN:
ABSENT:
Signed and approved by me this 2nd day of April,1990.

James E Brazil
James Brazil, Mayor
City of Ione, State of California

Attest:
Dorris N. Langston
Dorris N. Langston, City Clerk
City of Ione, State of California

)

RESOLUTION NO. 675
CITY OF IONE
SCHEDULE OF CHARGES FOR SPECIAL SERVICES

			WHEN DUE
✓	Encraochment Permit (map & check processing)	$150+ additional if required	w/application
✓	Tentative Map (review, agency distribution & coordination, plan check & inspection)	$300+$4.00 per lot + eng. & consultant fee	w/application additional paid prior to PH
✓	Final Parcel Map (map check & processing)	$300+$5.00/lot + additional eng. fee if required	w/application add. pd prior to recordation
✓	Final Subdivision Map (map check & processing)	$300+$5.00/lot + add. eng. fee if required	w/application add. pd prior to recordation
✓	Map Modification (amendment)	$200	w/application
✓	Extension of expired T/M (filing and processing)	$250	w/application
	Boundry Line Adjustment (map checking, filing, processing)	$250	w/application
✓	Development (site) Plan (review, checking & coord.)	2% of approved estimated construction cost w/$100 minimum	w/application
✓	Improvement Plan (review, checking and coord.)	2% of approved estimated construction cost w/$100 minimum	w/application ✓
	Inspection of Improvements (field inspection of grades & facilities thru notice of completion)	4% of 1st $75,000 of approved estimated construction costs + 3% of approved estimated construction costs exceeding $75,000	prior to recordation of map or issuance of any site constr. permit
✓	Initial Environmental Study (review and preparation)	$200	w/application
✓	Special Environmental Study [illegible]	$200+ direct costs [illegible]	w/application add. paid prior to PH

EIR	$600+ direct costs	w/application add. pd prior to PH
City Attorney Fees	$95 per hour	
City Planner	$55 per hour	
Principal Engineer	$85 per hour	
Associate Engineer	$65 per hour	
Rezoning & P.U.D. " zoning " (review & processing, prepare & complete ordinance revision, agreements & documents)	$350 each application	w/application
Use Permit (review, plan,check,coord. & processing)	$250+ direct costs	w/application add. pd prior to PH
Grading Plan Review	$200+ add. eng. fee if required	w/application add. pd prior to issuance
Variance (review,plan,check, coord. and processing)	$300+ add. eng. fee & consultant fee if required	w/application add. pd prior to issuance
General Plan Amendment (review, plan,check,coord. & processing)	$600	w/application
Appeal (review,plan,check, coord. and processing)	$150	w/application
Information, research,evaluate,advise, on zoning,sites,services, utilities,problems,annexations, sketch plan review,general assist., etc.	No Charge	

~~FACILITIES PARTICIPATION CHARGES~~

~~(Buy-in to existing system replacing capacity consumed and prorated share of city-wide deficiency/needs.)~~

~~Charges as follows, plus specific charges or contributions stipulated in development and or service agreement:~~

~~Type of Use~~	~~Water Resources~~ ~~(wastewater facilities)~~	~~Streets & Bridges~~ ~~(storm drs.,sts. & bridges)~~
~~R-1,R-2~~	~~$1560/DU~~	~~$450/DU~~
~~R-3,R-4 & MHP~~	~~$1400/DU~~	~~$350/DU~~
~~Com'l~~	~~See table~~	~~.20/SF***~~
~~Prfsnl & Admin.~~	~~See table~~	~~.10/SF~~
~~Ind'l~~	~~Case by Case Bases~~	~~.20/SF~~

Sup
by R
#717
11/5/

Reso
#77
adop
2/18/

~~** ABOVE DUE PRIOR TO ISSUANCE OF BUILDING PERMIT **~~

~~DU=Dwelling Unit~~
~~***SF=Square Foot~~

ANNEXATION CHARGES

Sewer connection charges to be paid prior to annexation pursuant to City Ordinance No. 244 adopted June 6,1983 are included here only for reference and completeness.

A sewer annexation charge of $400 plus $700 per acre or fraction thereof shall be paid prior to annexation.

In addition, and prior to commencement of annexation proceedings, owner (s) of land preposed to be annexed shall be required to deposit an amount of money equal to the estimated cost of processing the request (e.g. engineering,legal,publication and all other costs). Excess deposits shall be refunded by City to owner (s), and insufficient deposits shall be increased to pay all said costs prior to final hearing on the proposed annexation.

dnl

RESOLUTION NO. 738

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IONE ESTABLISHING FEES AND CHARGES FOR MUNICIPAL SERVICES

WHEREAS, City staff is requested to provide municipal services in various ways to the public; and

WHEREAS, Providing municipal services requires employee time and materials.

NOW, THEREFORE, BE IT RESOLVED that the Ione City Council does hereby approve fees and charges for municipal services as follows:

1. That the schedule of fees, copies attached hereto, marked Exhibits "A" through "C" and by reference made a part hereof, be the charges of the City of Ione for municipal services and are hereby adopted;

2. That the effective date of said fees and charges shall be effective immediately.

The foregoing Resolution was duly introduced at a meeting of the City Council and passed by the City Council on June 3, 1991 by the following vote:

AYES: POTTS, TILLERY, BRAZIL, BECK, BOHL

NOES:

ABSENT:

ABSTAIN:

Signed and approved by me as to form this 3rd day of June, 1991.

James Brazil

James Brazil, Mayor,
City of Ione

ATTEST:

Victoria Collier

Clerk, City of Ione

EXHIBIT A

CITY CLERK
SCHEDULE OF FEES

TYPE OF FEE/CHARGE	FEE
List of Council & Mayoral Appointments	$2.00
Complete IMC w/o/binders IMC vol II	$100.00 plus postage if mailed
General Plan	$20.00
Recording and Tapes of Minutes - Set-up charge Recording to be performed by others	$5.00
Copy of printed materials (i.e. ordinances, resolutions reports, etc.)	$2.00/1-5 pages 0.25 each add'l page
Document Certification	$2.75 per document plus cost of copies
Research Services	$15.00 per hour or portion thereof, plus cost of copies ($15.00 deposit in advance) $5.00 min. (15 min. or under)
Processing/mailing copies of documents	$2.00 per document, plus postage
Statements of Economic Interest	.10 per page

EXHIBIT A

Campaign Statements	.10 per page
Retrieval fee for Statements Economic Interests and Campaign Statements that are 5 or more years old	$5.00 per request

EXHIBIT B

REDEMPTION FEES

Dogs:

1st Impound	$10.00
2nd Impound	$30.00
3rd Impound	$20.00
Additional Daily Rate	$ 3.00

Large Animal i.e. Horse, Cow, etc.

1st Impound (Per Man-hour)	$18.00
Additional Daily Rate (Plus Actual Time)	$ 2.00

PERMIT FEES

CCW Permit		$50.00
CCW Renewal		$25.00
Taxi Operator Permit	$60.00 + $25.00 per cab	
Taxi Driver Permit	$50.00 + $5.00 Renewal	
Card Room Permit	Deposit	$100.00
Card Dealer Permit	Deposit	$100.00
Card Room Table		
1st Table		$ 50.00
Additional Tables		$ 25.00 (per 6 months)

EXHIBIT B

IONE POLICE DEPARTMENT
SCHEDULE OF FEES

TYPE OF FEE/CHARGE	FEE
SERVICES	
Taxi Inspection	$15.00
Finger Print	$10.00
Tow Truck Inspection	$15.00
Bicycle Registration	$ 5.00
ACCIDENT REPORTS	
First Five Pages	$10.00
Additional Pages	0.25
Private Property	$10.00
CRIME REPORTS	
First Five Pages	$10.00
Additional Pages	0.25
I.P.D. SHOULDER PATCHES	$10.00
ALARMS	
False Alarms	$10.00
Over 3 in 30 Days	$40.00
PHOTOGRAPHS (copies)	
Black & White 8"x10" (ea)	$20.00
Color 8"x10" (ea)	$20.00
CITATION SIGN OFF	
Non Residence or Other Agency Sign Offs	$ 7.50
VEHICLE IDENTIFICATION	
VIN Number Verification	$10.00
Copies of Citation	$10.00
Subpoena Duces Tecum	$20.00
DWI ACCIDENT RESPONSES	$275.00
TOWED VEHICLE RELEASES	$ 20.00
EMERGENCY CALL OUT FOR CODE VIOLATIONS	$50.00

EXHIBIT C

FIRE DEPARTMENT
SCHEDULE OF FEES

TYPE OF FEE CHARGE		FEE
INSPECTION FEES		
Special Inspections		$25.00
"I" Occupancy Bldg (Care Facilities) Fire Clearances:		
7-15		$25.00
16-99		$40.00
100 or more		$40.00
Day Care Facilities:		
(occupancy: 7-49)		$15.00
(occupancy: 50 or more)		$30.00
PERMIT FEES		
Explosives & Blasting Agents		$50.00
Fireworks - Public Display		$25.00
Place of Assembly (candles)		$30.00
Tents		$30.00
Welding & Cutting:	To	$40.00
Dust Producing Operations		$60.00
Applications of Flammable Finishes		$60.00
Flammable & Combustible Liquid		
A. Installation of above ground bulk tanks		$100.00

EXHIBIT C

TYPE_OF_FEE/CHARGE	FEE
Permit_Fees_(Cont)	
Manufacturer of Organic Coatings	$50.00
High piled combustible stock storage and warehousing, etc.	$100.00
Cryogenic Fluids	$75.00
Fumigation & Thermal Insecticidal Fogging	$50.00
Garages	$50.00
Hazardous Chemicals - 55 gal. Corrosive Liquids -550 lbs.. et al	$75.00
Liquid Petroleum Gases	$75.00
Lumber Yards & Woodworking Plants	$75.00
Magnesium	$75.00
Industrial Ovens	$50.00
Non-Flammable Medical Gas Systems	$50.00
Auto Tire Rebuilding Plant	$75.00
Auto Wrecking Yard Junkyard or Waste Material Handling	$60.00
Dry Cleaning Establishments	$50.00
Combustible Fibers-Storage Storage and Handling Cellulose Nitrate plastics storage	$50.00

EXHIBIT C

TYPE OF FEE/CHARGE	FEE
Permit Fees (Cont.)	
Compressed Gases-storage and handling, etc.	$50.00
Combustible material storage greater than 2,500 cubic feet	$40.00
Use of Mall for Public Assembly or other purposes	$40.00
Flammable or combustible Liquid Pipeline Operation and Excavation	$65.00
Fruit Ripening Facilities	$100.00
Refrigeration Equipment	$50.00
Highly Toxic Pesticides	$50.00
Radioactive Materials	$50.00
Semi-Conductor Fabrication Facilities	$100.00
Plan Checking Fees	
Automatic Fire Extinguisher Fee (Sprinkler System)	$50/0-50 heads; $75/51-99 heads; $100/100-399 plus 10 cents head over 399
Automatic Fire Extinguishing Systems (non-sprinkler)	
a. Halon Systems. Co2	$30.00
b. Non-flammable medical gas systems	$25.00
c. Hood and duct system	$25.00
d. Industrial system. (N2 foam)	$50.00
Fire Alarms & Automatic Fire Detection Systems Commercial & Industrial	$75.00

EXHIBIT C

Fire Alarms & Automatic Fire Detection Systems Single Family Residential	$30.00
Standpipes	$35.00
Underground Piping for Fire Protection Systems	$35.00
Training Classes	
Fire Extinguisher Training	$20.00
CPR First Aid Training	$10.00
Fire Protection System	
Field Test/Inspection	$40.00
Field/Test Inspection after normal workday	$60.00
Miscellaneous Fees	
Incident Report	$5.00 for first five pages, plus 25 cents for each additional page
Permit Code Compliance Inspection	$20.00 each addl. inspection after the first inspection
Weed Abatement: Administrative Fee	35% of Contractors Charges with a minimum of $50.00

EXHIBIT C

Response to Illegal Burns	$50.00
Mercantile Code Non-Compliance Inspection	$40.00 each addl. inspection after the second inspt
Burn Permits	$ 5.00

11.5 CHECKLIST CONFIRMING LACK OF AT-RISK UNITS

Attachment A

CHECKLIST TO CONFIRM LACK OF AT-RISK UNITS PURSUANT TO GOVERNMENT CODE SECTION 65583(A)(8)

Jurisdiction City of Ione

Date 6-1-94

1. HUD programs:

Section 8 Lower-Income Rental Assistance project-based programs:
    New Construction
    Substantial or Moderate Rehabilitation
    Property Disposition
    Loan Management Set-Aside

Section 101 Rent Supplements
Section 213 Cooperative Housing Insurance
Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program
Section 236 Interest Reduction Payment Program
Section 202 Direct Loans for Elderly or Handicapped

✓ there are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion, 1990 or subsequent updated information made available by HPD.

____ units for our jurisdiction in the above inventory are not at risk during the ten-year analysis period; no units are at risk until ______ (year).

2. Community Development Block Grant program (CDBG)

____ jurisdiction has not used CDBG funds

✓ jurisdiction has not used CDBG funds for multifamily rental units

____ although CDBG funds have been used for multifamily rental rehabilitation, staff responsible for this program indicate there are no affected units because ______________________________.

3. Redevelopment programs

____ jurisdiction does not have a redevelopment agency

✓ redevelopment funds have not been used on multifamily rental units; or although redevelopment funds have been used for multifamily rental units, staff responsible for this program indicate there are no affected units because

____a) income-restrictions for occupancy were not required for existing units, or

____b) other reasons:____

4. FmHA Section 515 Rural Rental Housing Loans

____ jurisdiction has not been located in a qualifying rural FmHA area
✓ according to information made available by HPD, there are no such eligible projects reported by FmHA within the community or unincorporated area
____ FmHA staff checked the status of ________(name)________ development(s) and reported that it is not eligible for prepayment or not eligible for prepayment within the ten-year analysis period.

5. State and local multifamily revenue bond programs

___ no bond-financed units eligible to terminate affordability controls within the next ten years were reported in the following publication: 1990 Annual Summary: The Use of Housing Revenue Bond Proceeds, California Debt Advisory Commission, and

✓ local housing authority staff indicate there are no such units within the community.

6. Local in-lieu fee programs or inclusionary programs

✓ jurisdiction has not had an in-lieu fee or inclusionary program

____ staff responsible for these programs indicate no affected units

7. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916.

_✓_ jurisdiction has no projects approved pursuant to this law

____ staff responsible for this program indicate no affected units

8. Additional comments related to any of the above:

lmwb:preserve.he

11.6 SELECTED HOUSING PROGRAM INFORMATION

AMADOR COUNTY HOUSING AGENCIES

Amador/Tuolumne Community Action Agency
300 Clinton Road, Suite 4B
Jackson, CA 95642
(209) 233-1495

Housing rehabilitation; weatherization; investigation of fair housing complaints.

Gray Panthers of El Dorado, Amador, and Placer Counties
c/o Chamber of Commerce
P.O. Box 596
Jackson, CA 95642
(209) 233-0351

Senior housing sponsorship.

Rural California Housing Corporation
2125 19th Street, #101
Sacramento, CA 95818
(916) 442-4731

Self-help housing development; technical assistance to develop and rehabilitate housing for lower income households.

11.7 HCD APPROVAL LETTER

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY PETE WILSON, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 THIRD STREET, Room 430
P.O BOX 952053
SACRAMENTO, CA 94252-2053
(916) 323-3176 FAX (916) 327-2643

August 11, 1994

Mr. Randy Johnsen
City Administrator
City of Ione
P.O. Box 398
Ione, California 95640

Dear Mr. Johnsen:

Re: Review of the City of Ione's Revised Draft Housing Element Update

Thank you for submitting Ione's preliminary draft housing element update and final draft housing element update, received for our review on June 27 and August 1, 1994, respectively. As required, we have reviewed the draft housing elements pursuant to Government Code Section 65585(b). As requested, we are providing an expedited review.

Our review was assisted by a meeting with Ms. Heidi Tschudin, the City's Consultant, and a telephone conversation with you and with Ms. Tschudin. This letter summarizes the conclusions of our review and those discussions.

Ione's draft housing element, dated July 1994, adequately addresses all statutory requirement described in our review letter of May 5, 1994 and our July meeting. Therefore, we are pleased to find that Ione's housing element update will comply with State housing element law (Article 10.6 of the Government Code) when the housing element is adopted by the City. To ensure final compliance with State housing element law, the element must be adopted and submitted to this Department as soon as possible, pursuant to Government Code Section 65585(g).

The housing element update identifies housing needs, resources, and constraints; establishes quantified objectives; and includes a housing implementation program to achieve the City's objectives. The element also satisfies the requirement relating to the preservation of subsidized housing units at-risk of conversion pursuant to Chapter 1451, Statutes of 1989.

As you might know, Chapter 695, Statutes of 1993 amended Government Code Section 65588 extending the planning period for all housing elements by two years. As a result, the City's next housing element update will not need to be updated and adopted until July 1, 1999. This extended planning period offers the City additional time to implement its housing element.

Ione should be aware that Chapter 889 also requires localities to furnish special districts and private entities that provide retail water or sewer services in the locality with a copy of the adopted housing element and any amendments to the adopted element. These entities are required to grant existing and projected water and sewer service priority to housing development proposals which help meet the locality's needs for lower-income housing.

We look forward to following the City's progress in implementing the housing element when progress reports are filed with the Department pursuant to Government Code Sections 65400 and 65585.5. For your information, Chapter 1030, Statutes of 1992 and Chapter 437, Statutes of 1993, amended annual reporting requirements pursuant to Government Code Section 65400. Chapter 437 now requires the annual report to be submitted to this Department by October 1, (see enclosed copy). Chapter 1030 requires the annual report to include a description of local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3).

We commend the City and Ms. Tschudin for working diligently to develop a housing element which complies with the law and will adequately address the housing needs of Ione residents. We also thank Ms. Tschudin for her continued cooperation and dedication. We look forward to receiving a copy of the adopted housing element update pursuant to Government Code Section 65585(g). If you have any questions, or if we can be of further assistance, please contact Camilla Cleary, of our staff, at (916) 323-3185.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,

Thomas B. Cook,
Deputy Director

Enclosure

cc: Heidi Tschudin, Tschudin Consulting Group
Larry Busby, Central Sierra Planning Council
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Dwight Hanson, California Building Industry Association
Kerry Harrington Morrison, CA Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center
Dara Schur, Western Center on Law and Poverty

Assembly Bill No. 1678

CHAPTER 437

An act to amend Section 65400 of, to repeal Section 65588.5 of, and to repeal and add Section 65040.5 of, the Government Code, relating to planning, and declaring the urgency thereof, to take effect immediately.

[Approved by Governor September 23, 1993. Filed with
Secretary of State September 24, 1993.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1678, Bowen. Planning: general plans: reports.

(1) Existing law requires every city, county, or regional planning agency to file with the Governor's Office of Planning and Research an annual report, as specified, relating to transactions, recommendations, and legislation with respect to planning. Existing law requires that this report indicate the degree to which the approved general plan of the city, county, or regional planning agency complies with specified guidelines regarding preparation and content of the plan's mandatory elements. Existing law also requires that the city, county, or regional planning agency submit a copy of this report to the Department of Housing and Community Development within a specified time period.

This bill would repeal provisions related to this report, and would instead require a planning agency, after a legislative body adopts all or part of its general plan, to provide an annual report to the office and to the department, regarding specified aspects of the general plan, including the date of the plan's last revision. By imposing new reporting requirements on local planning agencies, the bill would create a state-mandated local program.

The bill would also require the Office of Planning and Research to notify a city or county and the Attorney General when the general plan of the city or the county has not been revised within specified times.

(2) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

(3) The bill would declare that it is to take effect immediately as an urgency statute.

The people of the State of California do enact as follows:

SECTION 1. Section 65040.5 of the Government Code is

repealed.

SEC. 2. Section 65040.5 is added to the Government Code, to read:

65040.5. (a) The office shall notify a city or county with a general plan that has not been revised within eight years.

(b) The office shall notify the Attorney General if a general plan of a city or county has not been revised within ten years.

SEC. 3. Section 65400 of the Government Code is amended to read:

65400. After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(a) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(b) Provide an annual report, by October 1 of each year, to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development regarding:

(1) The status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

(2) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2, and the date of the last revision to the general plan.

SEC. 4. Section 65588.5 of the Government Code is repealed.

SEC. 5. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because the Legislature finds and declares that there are savings as well as costs in this act which, in the aggregate, do not result in additional net costs. Notwithstanding Section 17580 of the Government Code, unless otherwise specified in this act, the provisions of this act shall become operative on the same date that the act takes effect pursuant to the California Constitution.

SEC. 6. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to ensure that cities and counties have a general plan that is in compliance with state law, and thereby ensure the orderly growth and development of those jurisdictions at the earliest possible time, it is necessary that this act go into effect immediately.

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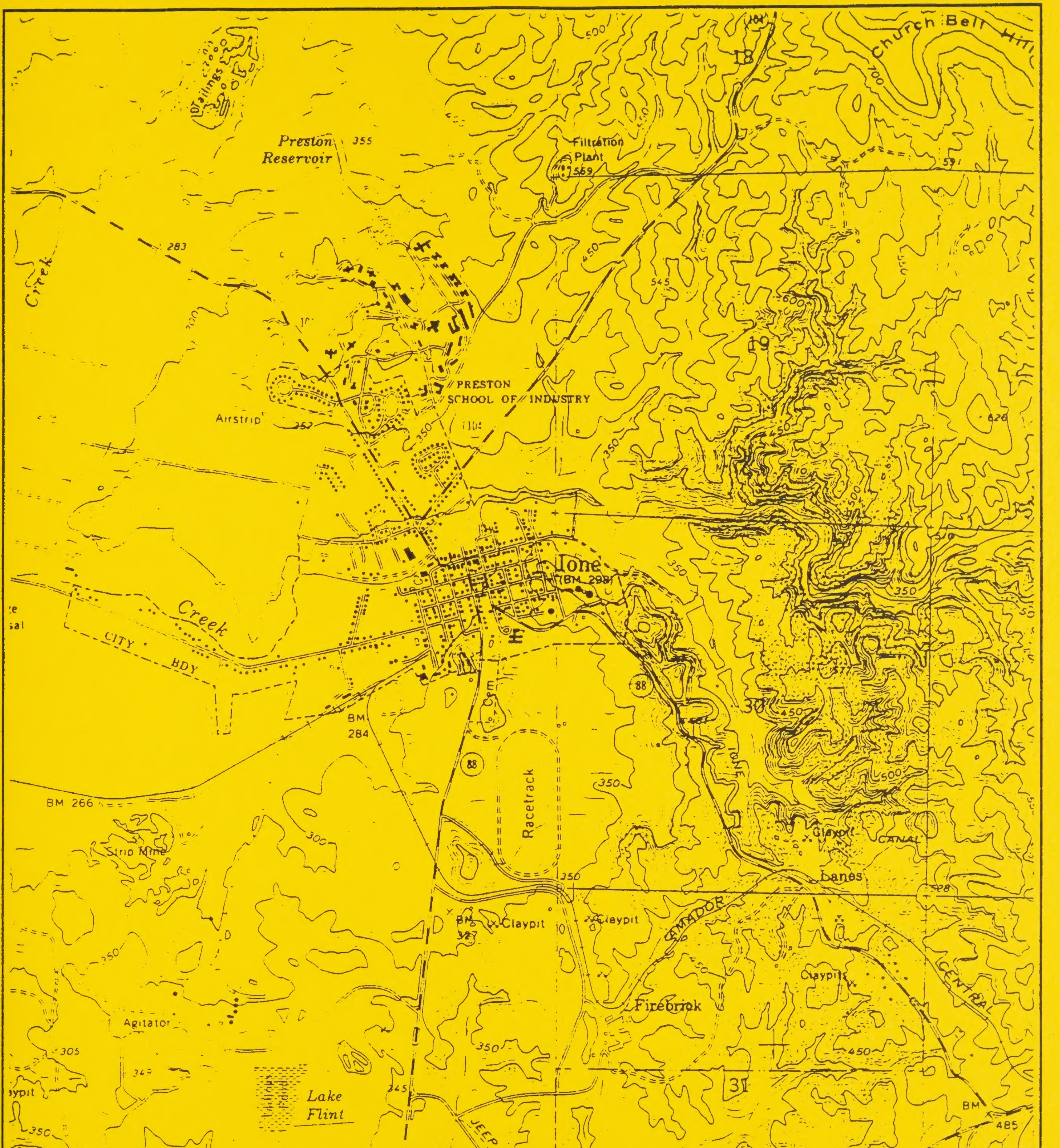

City of Ione

Corner of Church & Main P.O. Box 398 Ione, California 95640
Phone (209) 274-2412